



Alington House, 1 Mary Neuner Road, Wood Green

Asking Price: £430,000

Benham
& Reeves

Alington House, 1 Mary Neuner Road, Wood Green, N8



 1 Bedroom  1 Bathroom  Leasehold

A luxury one bedroom Manhattan style apartment located in Hornsey's brand-new development, Clarendon, N8. This contemporary apartment is positioned on the tenth floor of Alington House. The flat consists of a stylish bathroom, open plan fully fitted modern kitchen/reception room and bedroom separated by sliding doors with built in wardrobe. This beautifully presented property spans a generous 442 Square Feet (approx.) and has a private balcony with stunning view of Alexandra Palace. 24/7 Concierge, Lift, close to tube stations and local amenities are some of the many benefits.

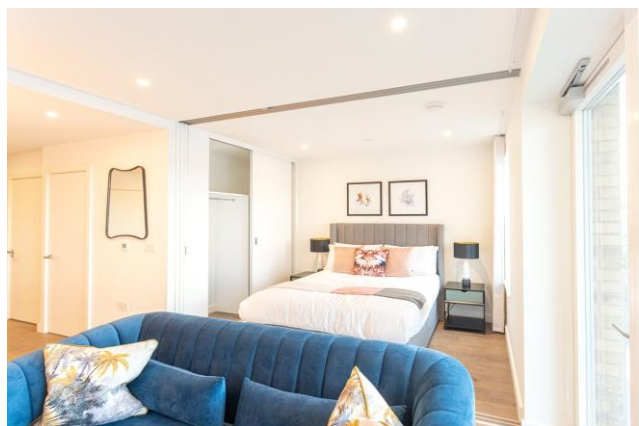
Clarendon is located in the heart of North London. Brand new 12-acre city living village in a Zone 3 area. Alexandra Park Gardens offers their residents 24-hour concierge service, residents' gym, treatment room, swimming pool with steam and sauna, private lounge room, dining room and five acres of communal space for residents and the public. This well-designed development is only within a short walk from a range of high streets, restaurants from around the world and is only a short walk away from Alexandra Park Station which offers a 14-minute train ride to King's Cross St Pancras Station.





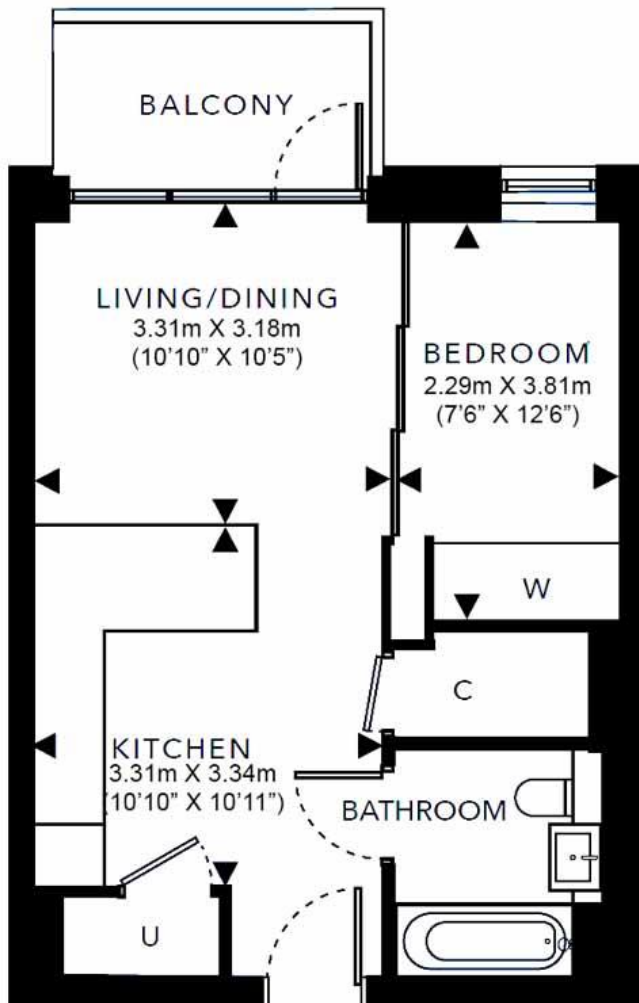
Property Features:

- Manhattan Style Apartment
- 442 Square Feet (approx.)
- 10th Floor
- Stunning Views of Alexandra Palace
- 24 Hour Concierge
- Alexandra Park Station
- Private Balcony
- Luxury Gym and Spa Facilities



Total Gross Internal Area

41.0 Sq/m - 441.9 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£430,000
Tenure:	Leasehold Expires 31/12/3019 Approximately 995 Years Remaining
Ground Rent:	£320.00 (per annum) For the year of 2022
Service Charge:	£1,804.00 (per annum) For the year of 2022
Anticipated Rent:	£1,600.00 pcm Approx. 4.5% Yield

Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: BEA220657

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