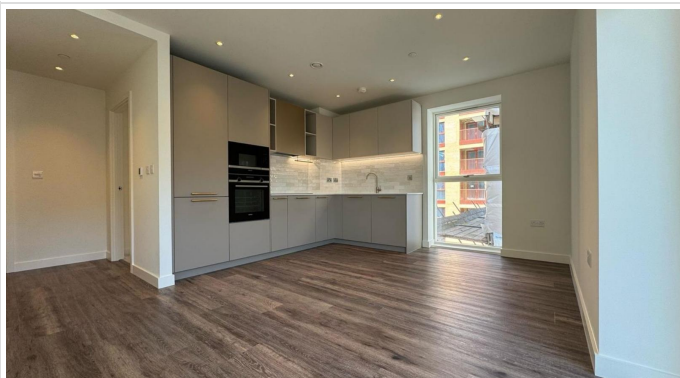


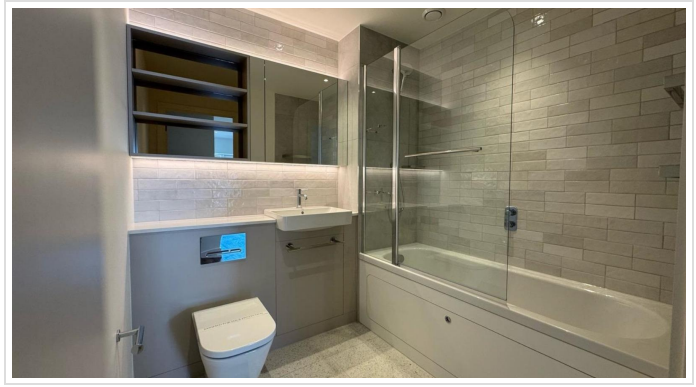
2 Bed Terraced In Winchat House , London, N8 0FW

£670,000



Ref:16955





SHORT DESCRIPTION

Property Ref: 16955 An Elegant 4th Floor 2 Bedroom Apartment in North London s Premier Cultural Quarter Winchat House, Alexandra Gate, London, N8 Asking Price: £670.000 Overview A fantastic opportunity to acquire a premium two bedroom, fourth floor apartment in the highly sought after Alexandra Gate development by the prestigious Berkeley Group, St William. Beautifully completed and ready to move into, this modern home offers the perfect balance of luxury urban living and tranquil green surroundings. Situated right beside the iconic Alexandra Park and Palace, the property boasts access to exceptional residents only facilities, beautifully landscaped gardens, and world class transport connectivity. The PropertyThis premium, 4th floor apartment boasts a spacious layout featuring high quality finishes, including an open plan kitchen with Siemens appliances and a private, garden facing balcony. The home offers underfloor heating, wood effect flooring, bespoke wardrobes, and luxury bathroom finishes, ensuring a high end, ready to move in experience Residents Amenities: The Park Club Living at Alexandra Gate provides exclusive access to The Park Club, featuring: A 16m swimming pool and Scandinavian sauna Fully equipped gymnasium and yoga studio Exclusive residents only roof terrace and landscaped gardens Dedicated work from home spaces and meeting rooms Location and Connectivity Located in Zone 3, adjacent to a new 12 acre cultural hub with retail and cafes, residents enjoy unparalleled transport links, including: 10 minutes to Kings Cross from nearby stations Easy access to Hornsey Alexandra Palace Overground and Wood Green, Turnpike Lane Underground Key Financial Information Plot Number: E1.04.08 4th Floor Tenure: Leasehold 999 years Ground Rent: Peppercorn Service Charge: Approx. £5.63 per sqft per annum Council Tax: Band C Haringey Council Energy Efficiency: Band B EPC Rating: 84 Early viewing is highly recommended for this exceptional property. Property Type: Terraced Full selling price: £670000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 999 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2.63 Council tax band: C EPC rating: B Measurement: 678.126 sq.ft. Outside Space: Front Garden Heating Type: Underfloor Heating,Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted -----

2

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Valid until	Certificate number
31 October 2034	0195-3908-1309-4144-7200

Property type	Mid-floor flat
Total floor area	63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	B4 B	B4 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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