



Brook Road, Clarendon, Hornsey, N8

Asking Price: £480,000

 Benham
& Reeves

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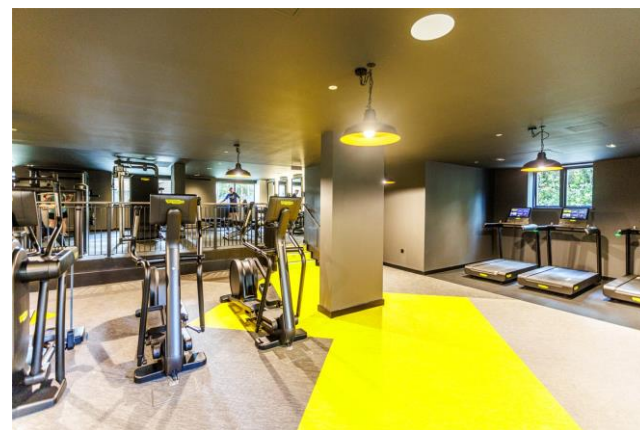
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

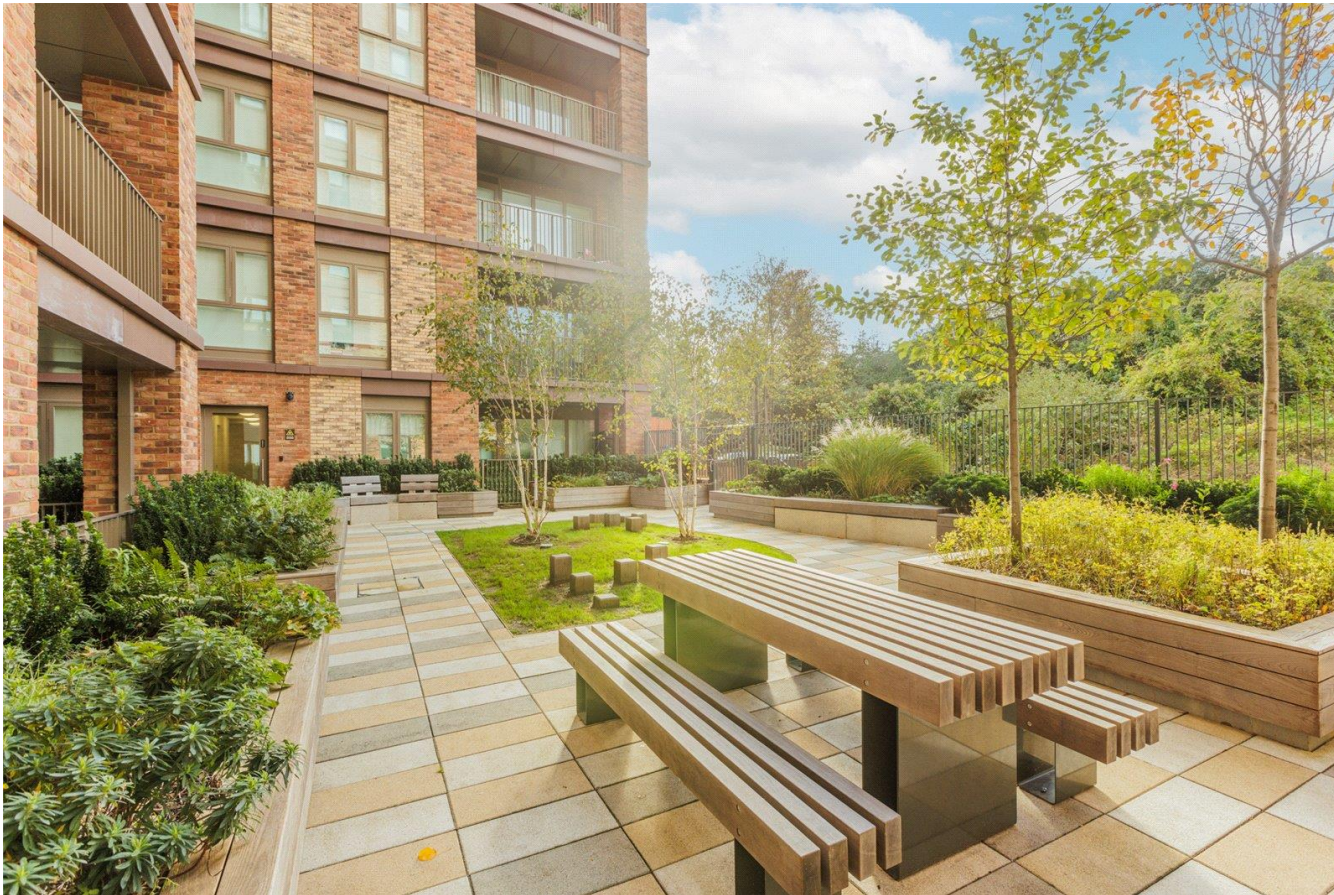
This 1 bedroom apartment is part of an exciting modern property scheme. Clarendon is a property development that is close to good transport links while also being next door to prosperous North London enclaves like Hornsey and Alexandra Palace which is a Grade II listed entertainment and sports venue.

Being only six stops on the tube from Kings Cross gives residents great access to world-class centres of learning, such as UCL, LSE, Kings College, Imperial College, and the Royal Academy of Arts. The interior is designed to exacting specifications, in keeping with UK developer Berkeley Homes' usual high standards and focus on providing a pleasing blend of contemporary comfort and urban style.

With a selection of on-site amenities that include a 24-hour concierge, gym, lounge, pool, spa and sauna, Clarendon is set to be much more than a mere residential block. The first phase of the development is Hornsey Park Place which will form the centrepiece of new community connecting the neighbourhood to the shopping and recreation hubs of Wood Green and Turnpike Lane.

The Thameslink Overground route from Hornsey station provides direct access to Kings Cross (Eurostar) and London Bridge (The City). The Piccadilly line runs tube trains from Wood Green into the heart of the West End and on to Knightsbridge as well as all five terminals of Heathrow Airport.





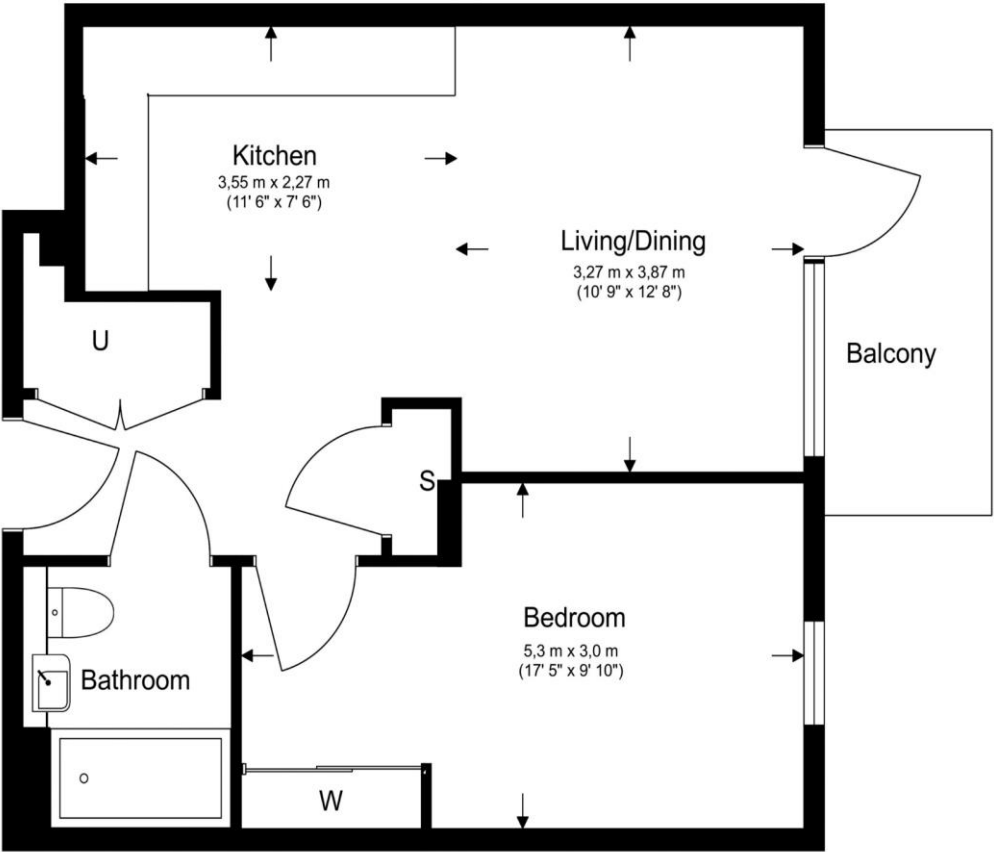
Property Features:

- 1 Bedroom
- Open Plan Kitchen/Reception Room
- Bathroom
- Balcony
- Communal Gardens
- Concierge
- Lift
- Fitness Studio
- Swimming Pool
- Cinema Room



Level 2

Total Gross Internal Area
51.1 Sq/m - 550 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.

Terms & Conditions:

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

Asking Price:	£480,000
Tenure:	Leasehold Expires 14/11/3022 Approximately 999 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£2,535.5 approx. (per annum) Estimated to completion
Anticipated Rent:	£1,800 pcm Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: CWH230363

T: 020 8341 2335

E: highgate.sales@benhams.com

W: www.benhams.com

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