



Albany Road, London, N4 4RR

Asking Price £535,000

Hobarts Estate Agents are thrilled to offer this charming two-bedroom, split-level flat in a period property. With spacious bedrooms, a bright reception room, and a fitted kitchen, this home is ready for buyers to make it their own.

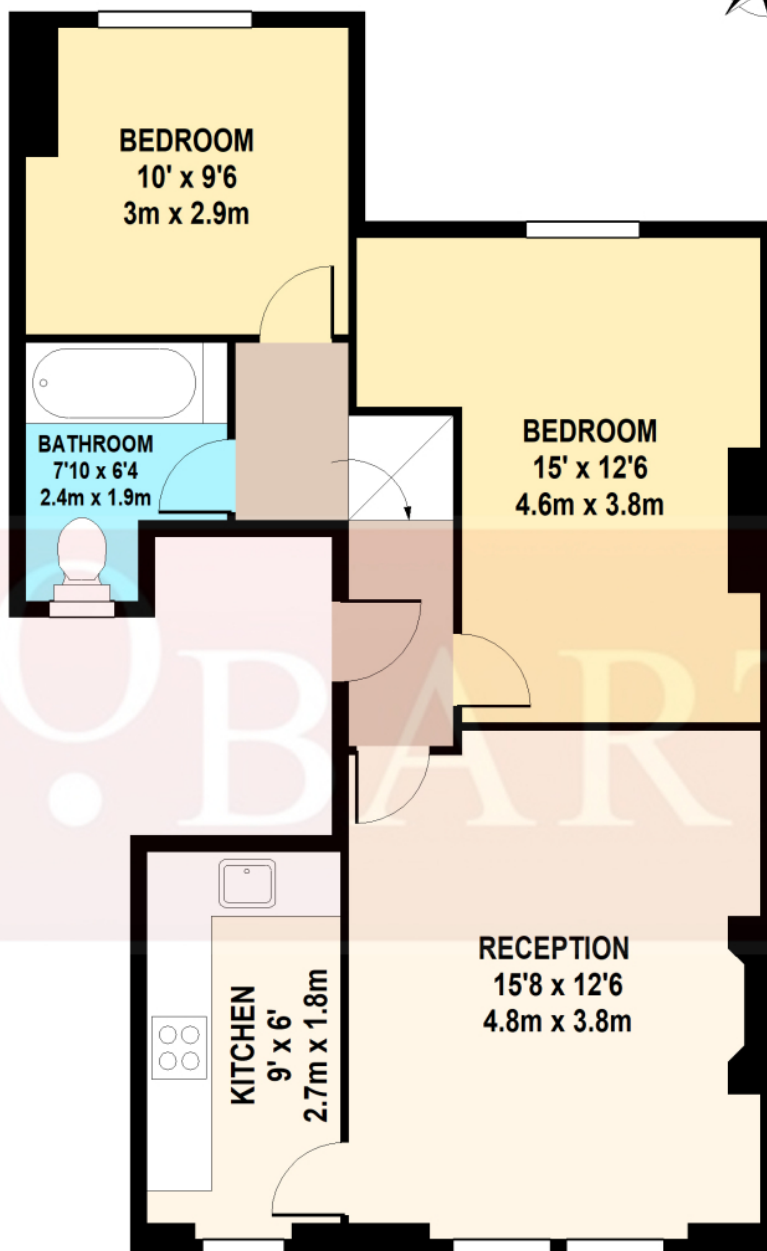
Ideally located near Stroud Green's vibrant amenities and excellent transport links, including Harringay Station, Finsbury Park Station, and Crouch Hill Overground, it's also close to the sought-after St. Aidan's Primary School.

Offered with a share of freehold and a 999-year lease, this is an opportunity not to be missed. Early viewings are highly recommended!

Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
stroudgreen@hobarts.co.uk
www.hobartsproperty.co.uk
442083429000



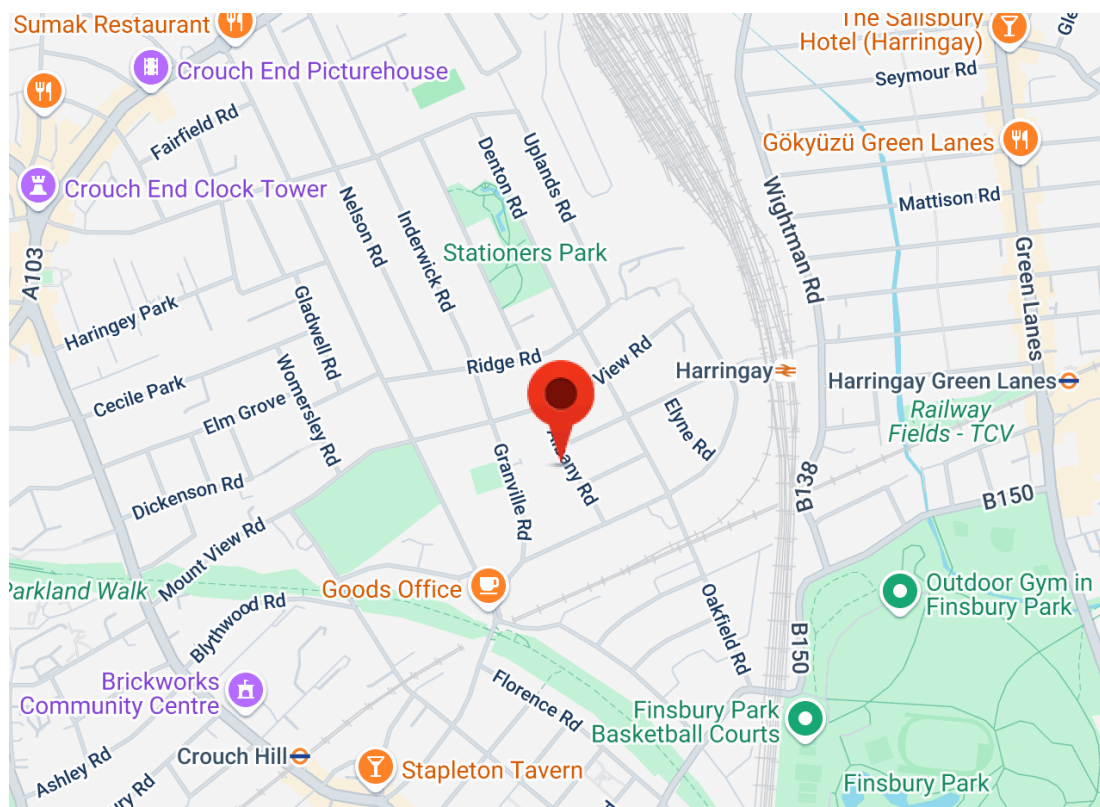
- Bright reception room with large windows
- Fitted kitchen off the reception room
- Bathroom with bathtub and shower attachment
- Close to Stroud Green's amenities
- Near Harringay, Finsbury Park, and Crouch Hill stations
- Proximity to St. Aidan's Primary School
- Share of freehold with 999-year lease



FIRST FLOOR

ALBANY ROAD
TOTAL APPROX. FLOOR AREA 630 SQ.FT. (59 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure:
Share of Freehold

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

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rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.