



Albert Road, London N22 7AH

welcome to
Albert Road, London

Quietly located, with easy access to APS, and Alexandra Park Station, this beautifully refurbished and extended maisonette occupies the upper floors of an attractive period building and provides a truly exceptional 3/4 bedroom home with direct access to the private garden.

Extended and fully refurbished to an exacting standard throughout, this wonderful home offers all the benefits of a character house without the price-tag. Offering large, well-proportioned rooms, the living space flows beautifully due to the broad open hallway and abundance of natural light. On the first floor is an attractive Reception and exceptional Kitchen Breakfast Room with direct access from the attractive landscaped garden with shed and Garden Office with light and power, The first floor also provides a double bedroom and office/ 4th bedroom. The upper floor provides 2 bedrooms and 2 bathrooms, 1 en-suite. The property is available chain free.

The property is located within approx 1/3 mile from APS/Rhodes Avenue between Alexandra Park Station and about 1/2 mile from Alexandra Park Station. the superb facilities of Alexandra Park, Muswell Hill and Bounds Green are also close by.



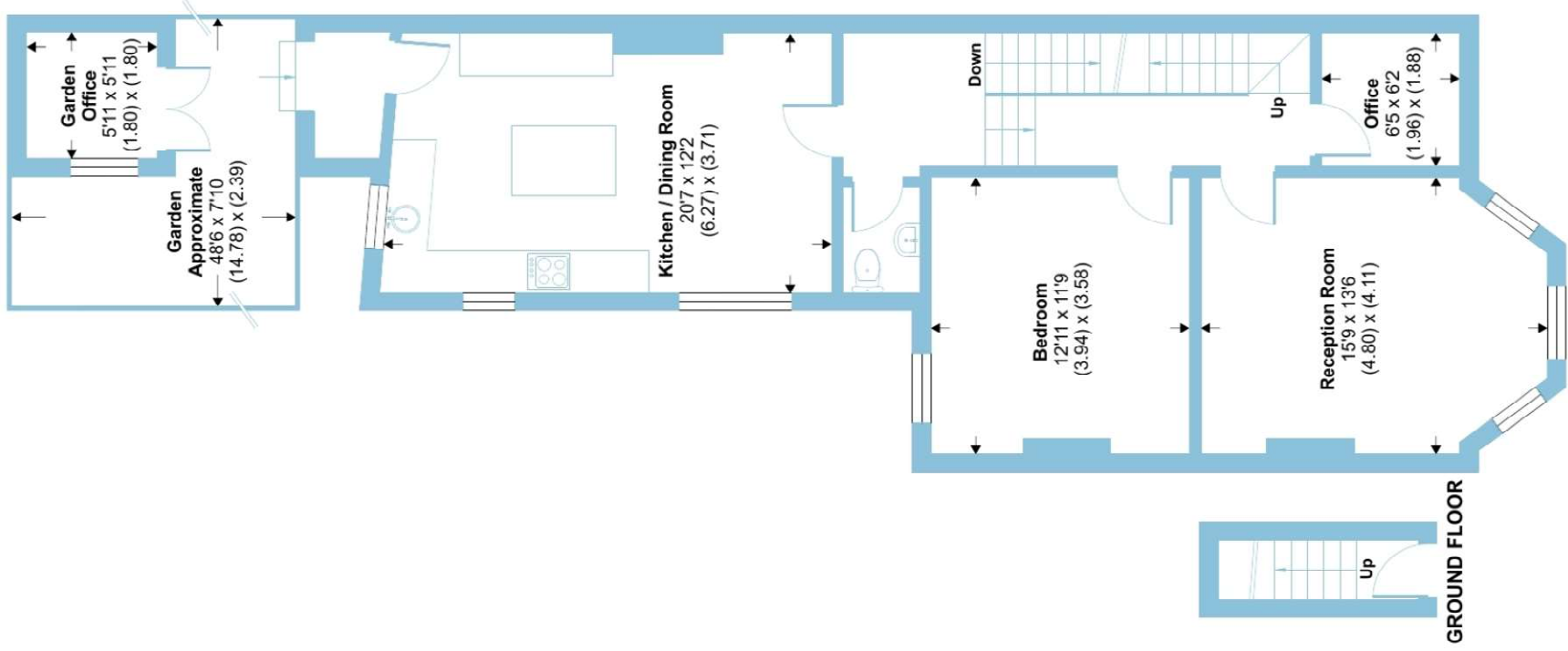
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Approximate Area = 1528 sq ft / 141.9 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 1564 sq ft / 145.2 sq m

For identification only - Not to scale



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nChecom 2024.
Produced for Barnard Marcus. REF: 1160991



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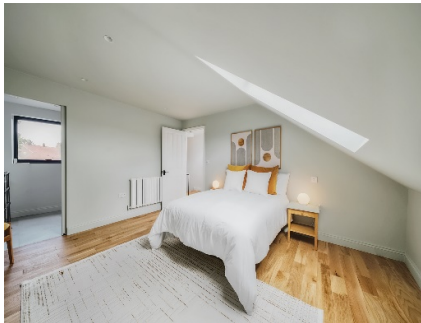
- Stylish Reception
- Stunning Double Aspect Kitchen Diner
- 3 Double Bedrooms
- 4th bedroom/Study
- Two Bathrooms
- Share of Freehold

Tenure: Leasehold. EPC Rating: C. Council Tax Band: D

Building Insurance £1,304

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of **£950,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUH105709 - 0003

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barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



262 Muswell Hill Broadway, Muswell Hill,
London, N10 3SH



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)