



**TWO-DOUBLE BEDROOM FIRST FLOOR EDWARDIAN CONVERTED APARTMENT.** The well-proportioned centrally heated accommodation comprises of entry-phone access via a front door to a shared lobby area, stairs leading up to a first-floor landing, own front door leading to inner hallway, front lounge/reception room, adjacent separate fitted kitchen, two-double bedrooms and a modern tiled bath/shower room. Ideally located for all amenities including Wood Green Tube & Alexandra Palace Rail Stations (20/25 Mins City/West End). **\*\* OFFERED CHAIN FREE \*\***

Barratt Avenue, London, N22

Share of Freehold | £420,000

HOBARTS - LONDON (North)  
3 Crescent Road, Alexandra Park, London N22 7RP  
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www.hobartsproperty.co.uk  
0208 348 3333

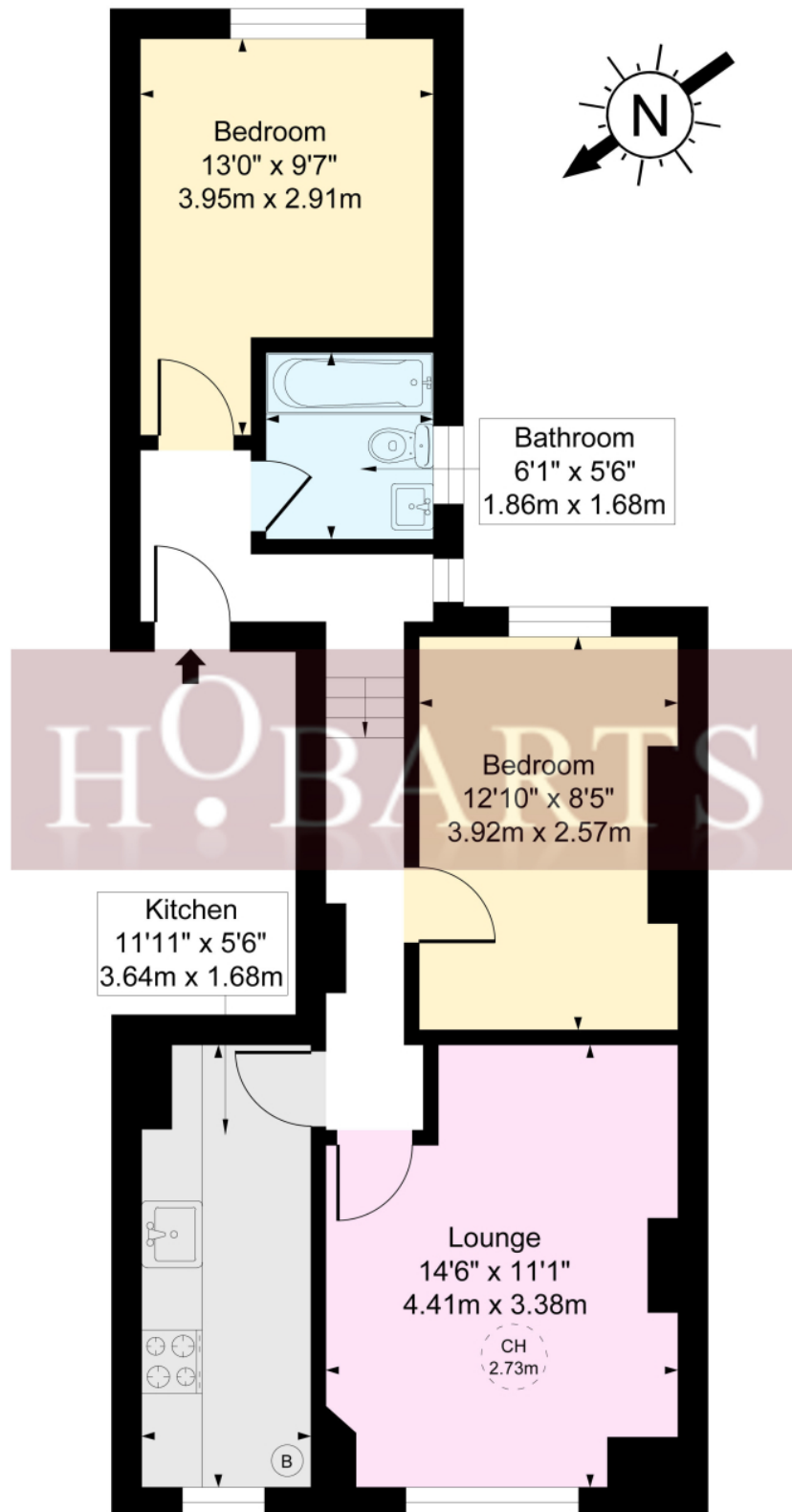


- Two-Double Bedrooms
- Close to Alexandra Park & Palace
- Gas Centrally Heated
- First Floor Security
- Close to All Amenities

- Separate Fitted Kitchen
- Contemporary Bath/Shower Room
- 20/25 Mins City/West End
- Entry-Phone access

**Barratt Avenue N22 7EZ**

Approximate gross Internal Area  
54.81 sq m / 590 sq ft

**First Floor**

This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.



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

Address: Barratt Avenue, London, N22

**Tenure:**

Share of Freehold

**Ground rent:**

**Service Charges:**

**Local Authority:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

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London N22 7RP

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