



TWO-DOUBLE BEDROOM EDWARDIAN GROUND FLOOR CONVERTED FLAT WITH OWN PRIVATE REAR GARDEN. The recently re-decorated and well-proportioned accommodation comprises: Shared front garden, entry-phone access via a front door opening to shared lobby area, own front door leading to own internal hallway, understairs storage cupboard, front lounge/reception room, separate fitted kitchen, two double bedrooms, combined bath/shower room/WC. Ideally located for both Wood Green Tube and Alexandra Palace national Rail (20/25 Mins City/West End) and the wonderful green, open spaces of Alexandra Park & palace itself.

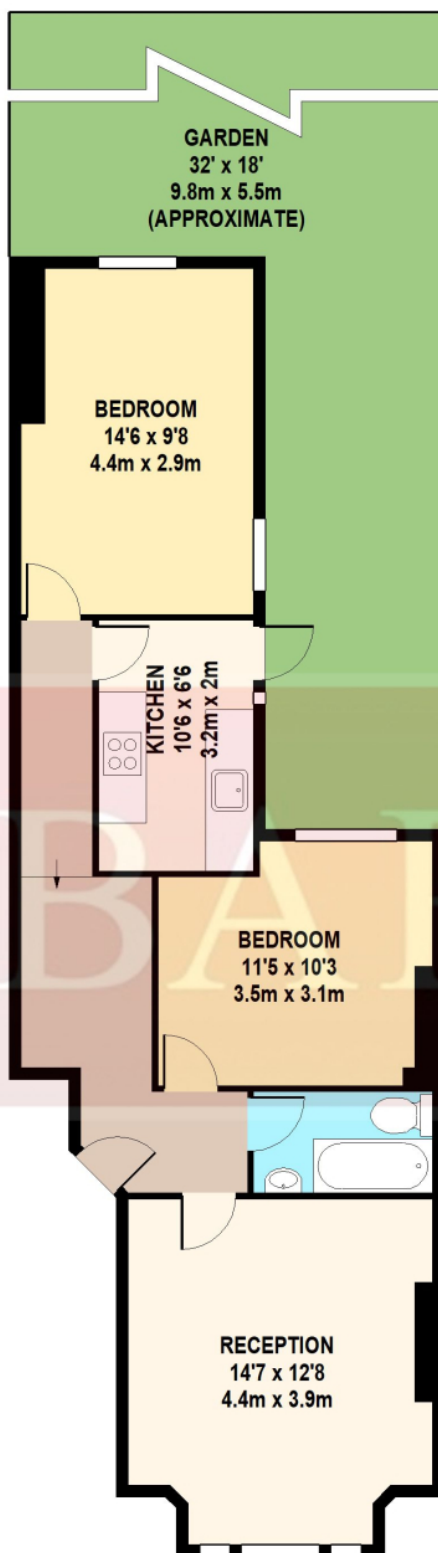
Barratt Avenue, Alexandra Park, N22

Share of Freehold | Offers invited £575,000

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



- Two-Double Bedrooms
- Close to National Rail/Tube Station
- Combined Bath/Shower Room/WC
- Separate Fitted Kitchen
- Close to Alexandra Park & Palace
- Front Lounge/Reception Room
- Own Rear Garden
- 20/25 Mins City/West End
- Close to All Amenities



GROUND FLOOR

BARRATT AVENUE
 TOTAL APPROX. FLOOR AREA 643 SQ.FT. (60 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address: Barratt Avenue, Alexandra Park, 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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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.