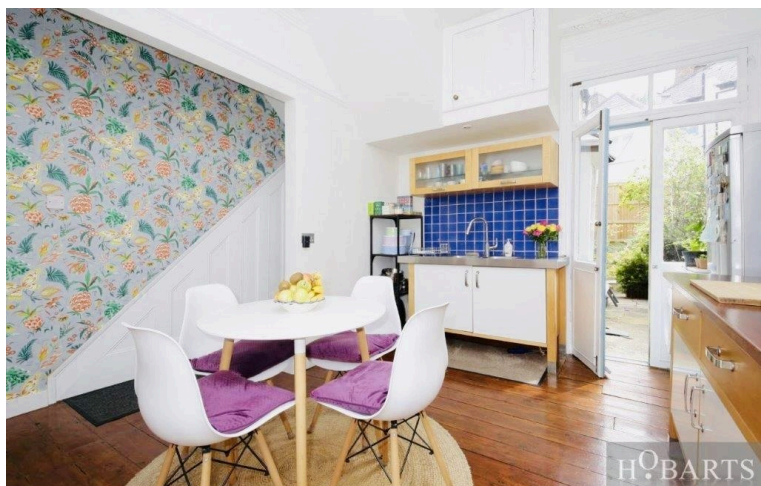


STYLISH AND TASTEFULLY PRESENTED ONE-DOUBLE BEDROOM GROUND FLOOR VICTORIAN CONVERTED APARTMENT WITH PRIVATE SOUTH-FACING GARDEN. This bright and spacious accommodation comprises a large front lounge/reception room with a feature bay window, a large fitted kitchen/diner with direct access to a private south-facing garden, a large understairs storage cupboard, and a large double bedroom with dual aspect windows and a door to the garden. Ideally located for Alexandra Palace National Rail (20/25 Mins to City/West End) and the attractive green surroundings of Alexandra Park and Palace.

Palace Gates Road, Alexandra Park, N22

Share of Freehold | £480,000

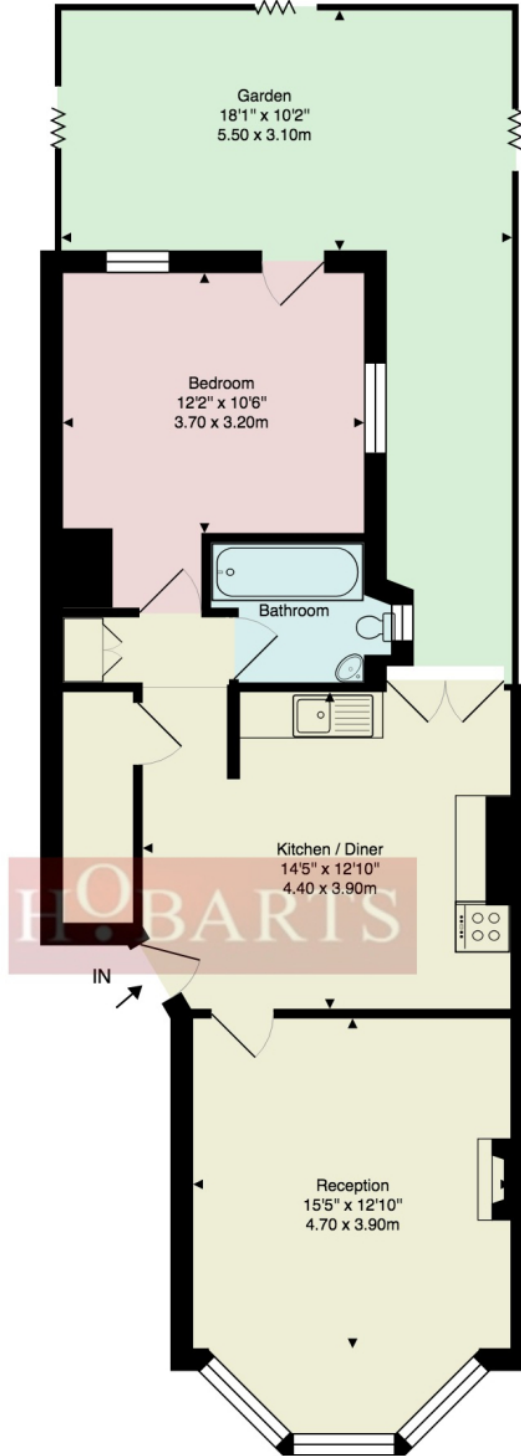
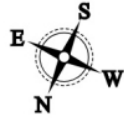
HOBARTS - LONDON (North)
3 Crescent Road, Alexandra Park, London N22 7RP
sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- Share of Freehold
- One Double-Bedroom
- Large Lounge/Reception Room
- Wood Flooring
- 20/25 Mins to Ciy/West End
- Private South-Facing Garden
- Kitchen/Diner
- Many Fine Period Features
- Close to all Amenities
- Close to Alexandra Park and Palace

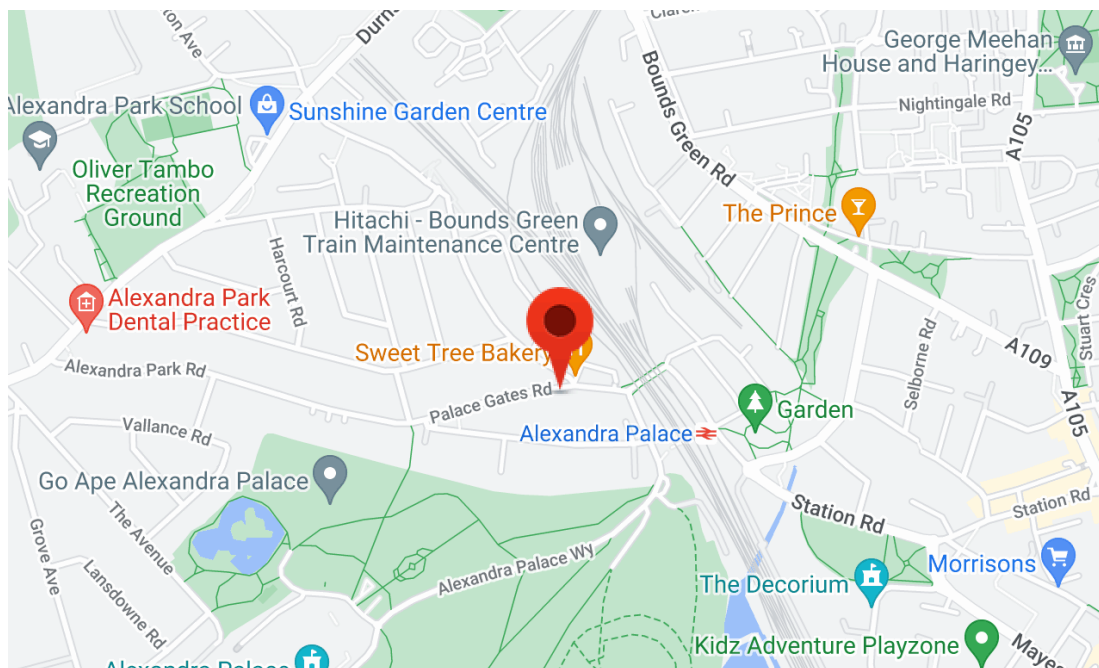
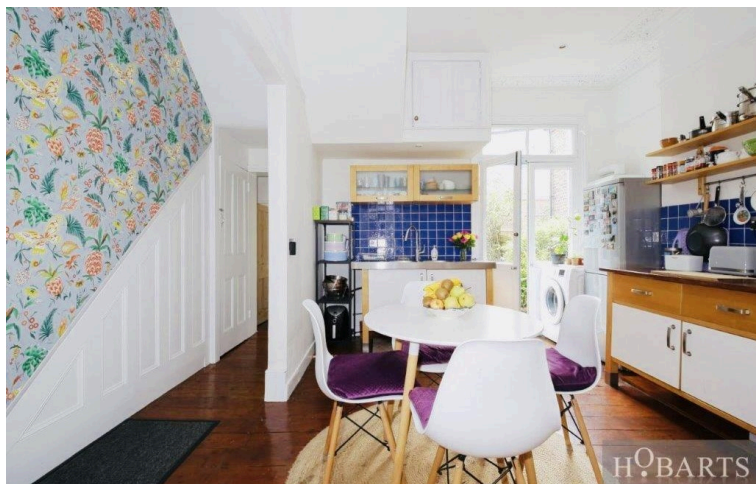


Palace Gates Road N22



Approx. Gross Internal Area: 657 ft² ... 61.0 m²

All measurements and areas are approximate only.
 Dimensions are not to scale. This plan is for guidance
 only and must not be relied upon as a statement of fact.
 (c) Peninsula Surveys Ltd



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address: Palace Gates Road, 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.