



STYLISH AND BEAUTIFULLY PRESENTED TWO-DOUBLE BEDROOM GROUND FLOOR PERIOD MAISONETTE WITH OWN ENTRANCE AND OWN LARGE REAR GARDEN. The property would ideally suit discerning purchasers looking for a 'ready to move into' home of quality and is ideally located for all amenities including parks, schools, and local shopping, and within proximity to Wood Green tube station and transport hub (20/25 Mins City/West End) ** SHARE OF FREEHOLD **

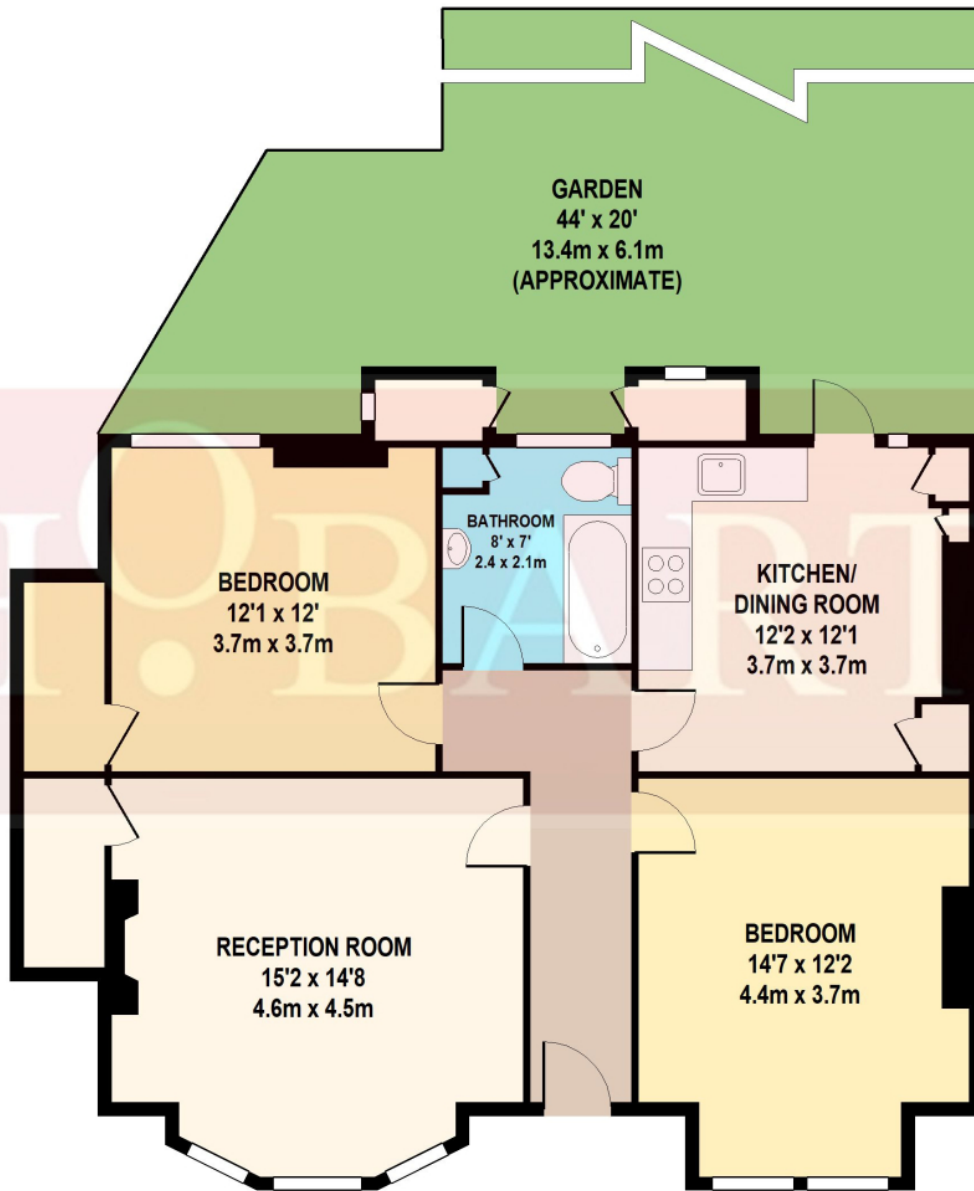
Elm Road, Wood Green, N22

Share of Freehold | £525,000

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 Transport/Shops/Schools
- Attractive Lounge/Reception Room
- Own Entrance
- 20/25 Mins City/West End
- Fitted Kitchen/Diner
- Own Large Rear Garden
- Share of Freehold
- Family Size Bath/shower Room/WC



GROUND FLOOR

ELM ROAD
 TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 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		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		77
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address: 1 Elm 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.