



ONE BEDROOM LOWER GROUND FLOOR FLAT CONVERTED FLAT WITH SHARE OF GARDEN - The property comprises external steps down to the private front foot, internal lobby/storage cupboard, large double bedroom to the front, large lounge/reception room semi-open to a separate fitted kitchen with attractive garden outlook. There is a large, modern family size bath/shower room/WC. The property has many fine period features and characteristics and is in generally good order throughout, with direct access to a shared lawn rear garden. The property is also ideally located set back from the main road within a few minutes walk of Wood Green Shopping City and Tube station/transport hub (20/25 mins approx. to the City of London and the West End). ** OFFERED CHAIN FREE WITH A NEW 999 YEAR LEASE AND SHARE OF FREEHOLD **

Stuart Crescent, Wood Green, London, N22

Share of Freehold | £350,000

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



- Double bedroom
- Shared rear garden
- Great transport links
- Short walk to Alexandra Park
- Share of freehold
- Open plan layout
- Well maintained
- Close to shopping centre
- Private front entrance
- Chain-free

**LOWER GROUND FLOOR**

STUART CRESCENT
TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63 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	69	78
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Wood Green, 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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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.