



**TWO-BEDROOM GROUND FLOOR EDWARDIAN MAISONETTE WITH OWN REAR GARDEN.** This stylish and tastefully presented property has benefited from substantial modernisation and complete refurbishment throughout, yet retains some fine period features and characteristics from a bygone era. Ideally suits discerning purchasers looking for a 'ready to move into' home of quality that is accessible to all amenities including Alexandra Palace National Rail (20/25 Mins City/West End) Ofsted highly rated schools and good local shopping, along with the wonderful green-open spaces of Alexandra Park & palace itself. \*\* OFFERED CHAIN FREE \*\*

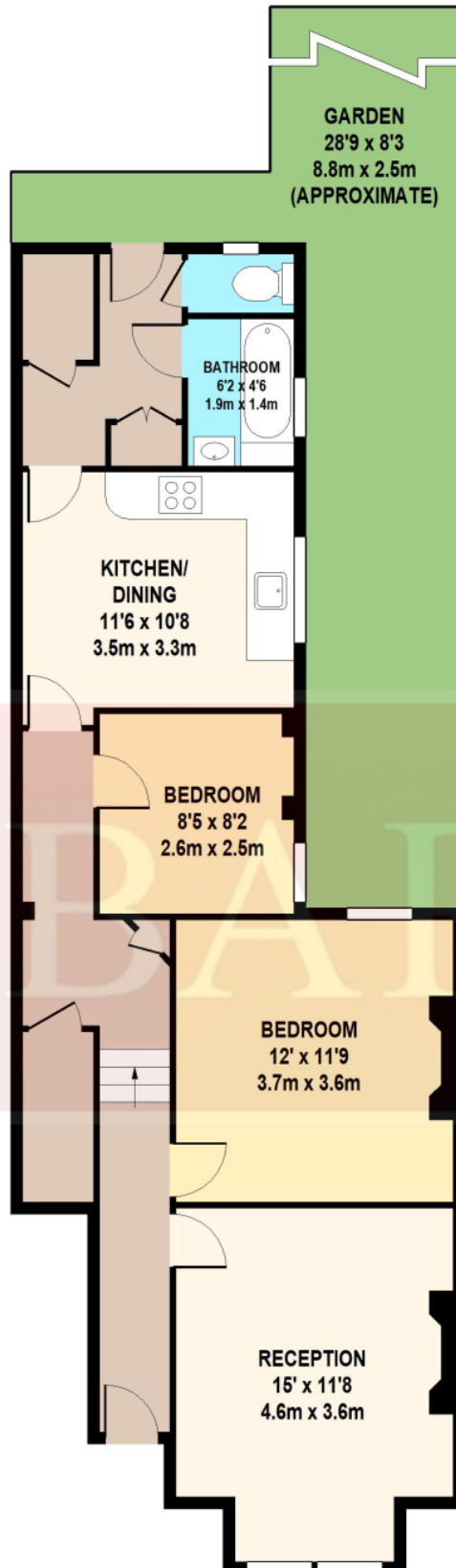
Crescent Road, Alexandra Park, London, N22

Leasehold | £590,000

HOBARTS - LONDON (North)  
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0208 348 3333



- Own Front Entrance
- Wood Flooring
- Fitted Kitchen/Breakfast room
- Separate Lounge/Reception Room
- 20/25 Mins City/West End
- Close to Alexandra Park/Palace
- Period Features and Characteristics
- Two-Bedrooms
- Chain Free
- Contemporary White bath/Shower Room/WC
- Close to Good Schhols/Shops/All Amenties



GROUND FLOOR

CRESCENT ROAD  
TOTAL APPROX. FLOOR AREA 741 SQ.FT. (69 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	75
(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: 121 Crescent Road, N22

**Tenure:**

Leasehold

**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.