

STYLISH AND TASTEFULLY PRESENTED OPTIONAL THREE/FOUR-BEDROOM SPLIT-LEVEL (first and second floor) EDWARDIAN MAISONETTE WITH OWN REAR GARDEN LOCATED IN THE SOUGHT-AFTER NOEL PARK CONSERVATION AREA. The property has benefitted from much later-day modernisation and improvement. It is ideally located for all amenities including Wood Green tube station (20/25 Mins City/West End) and Wood Green Main Shopping City. Offered with **\*\* SHARE OF FREEHOLD - CHAIN FREE \*\***

Gladstone Avenue, Wood Green, London, N22 6LG

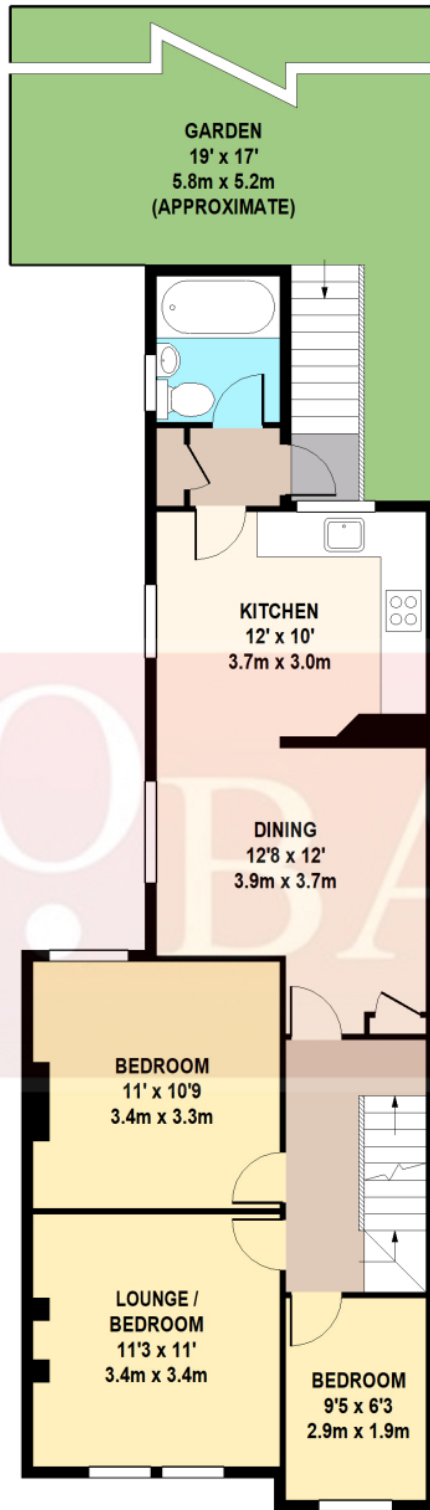
£550,000 | Share of Freehold

HOBARTS - LONDON (North)  
3 Crescent Road, Alexandra Park, London N22 7RP  
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0208 348 3333



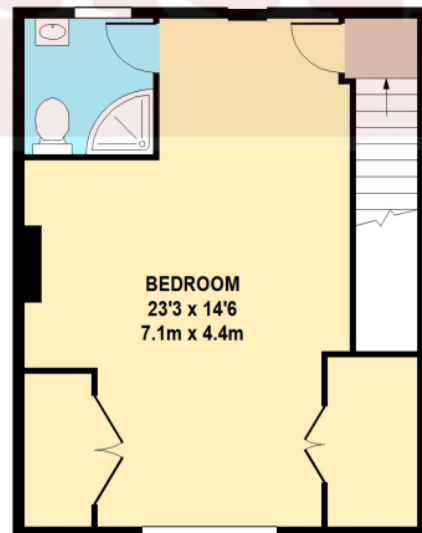
- Three-Bedrooms
- Own Rear Garden
- Split-Level (First and Second Floor)
- Two Bath/Shower Rooms/WC's
- Close to Shops/transport/All Amenities
- Noel Park Conservation Area

- Upper Floor Security
- Own Front Entrance
- Fitted Kitchen
- White UPVC Double-Glazing
- Two Reception Rooms
- 20/25 Mins City/West End



GROUND FLOOR

1ST FLOOR



2ND FLOOR

GLADSTONE AVENUE  
TOTAL APPROX. FLOOR AREA 1138 SQ.FT. (106 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>	72	76
(55-68)	<b>D</b>		
(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: Gladstone Avenue, N22

**Tenure:**

Share of Freehold

**Ground Rent:**

**Service Charges:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

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