



**\*\* CHAIN-FREE BUYERS ONLY \*\* - STYLISH, WELL-PRESENTED ONE-BED APARTMENT WITH STUNNING VIEWS OF ALEXANDRA PALACE AND 'WALK-ON' BALCONIES TO THE FRONT AND REAR.** Top floor property (second floor), located in a quiet residential development, within minutes of Wood Green Tube and Picadilly Line, provides quick links to central London and Heathrow, Finsbury Park interchange to Gatwick/Brighton, and Cambridge. Wood Green's main Shopping City, cinemas, and all other amenities are just a few minutes walk from the apartment. This extremely bright and spacious accommodation comprises secure entry-phone access to a lobby area, stairway leading up to the second-floor landing, own front door opening to an internal entrance hallway, large storage cupboard, large lounge/reception room with frontal balcony offering stunning views towards Alexandra Palace, semi-open plan fitted contemporary styled kitchen, spacious double bedroom with balcony to rear, 'family size' bath/shower room.

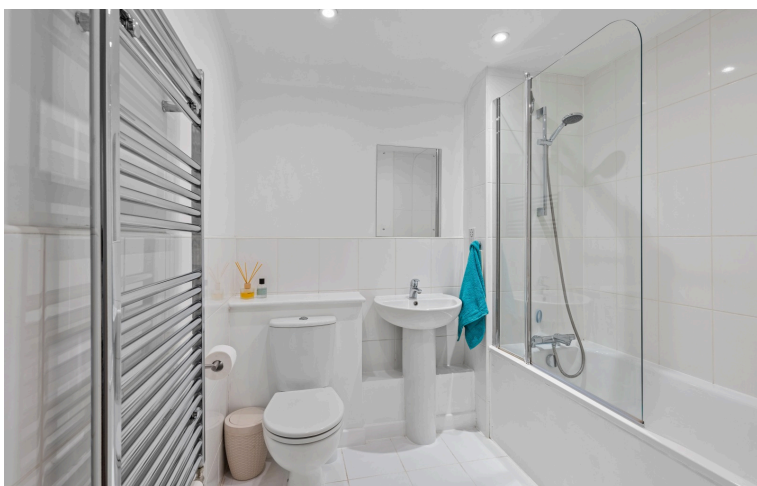
**Leverton Close, Wood Green , London, N22 7BT**

**£325,000 | Leasehold**

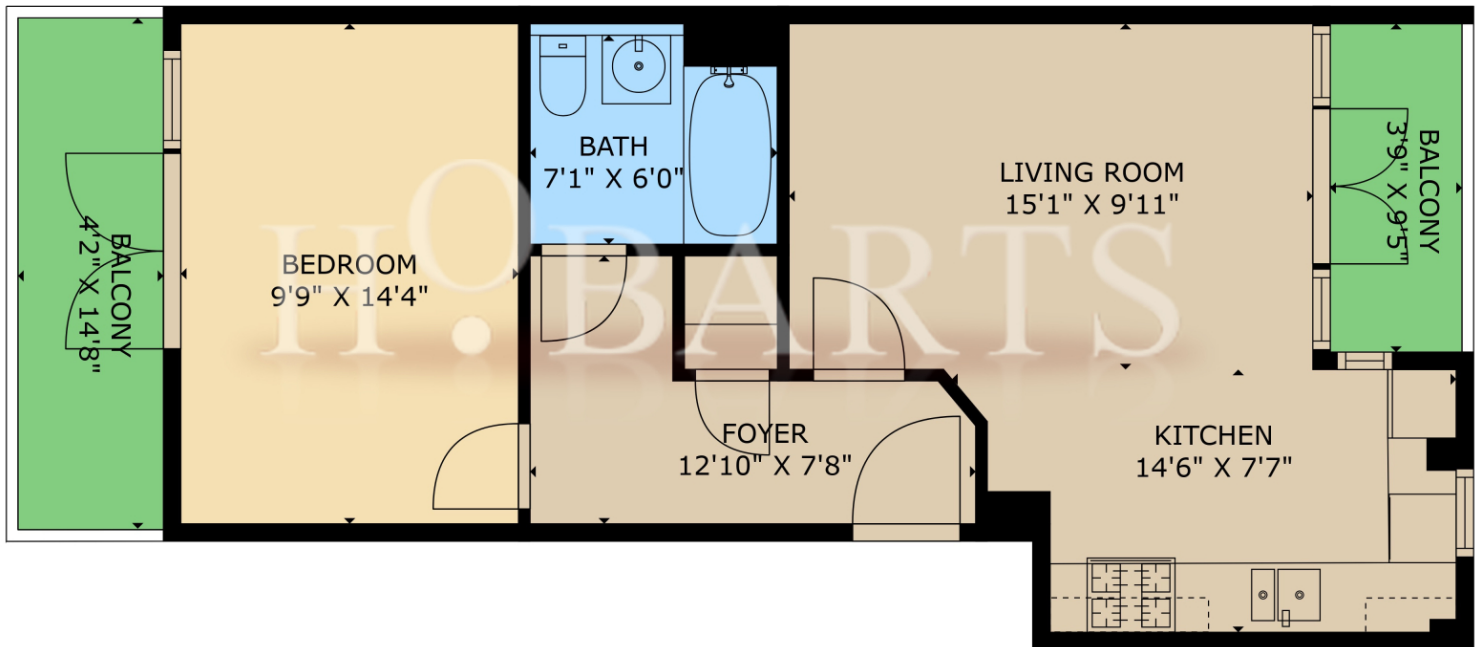
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

sales@hobartsproperty.co.uk  
www.hobartsproperty.co.uk  
0208 348 3333





- Entry-Phone Access
- Modern Fitted Kitchen
- Two 'Walk on' Balconies
- Secure Double Glazing Throughout
- Close to Alexandra Park & Palace
- Close to All Amenities
- Gas Central Heating
- One-Double Bedroom
- Secure Bicycle Storage Area
- Large Lounge/Reception Room
- Wood Green Tube Station (20/25 Mins City/West End)
- Chain Free



HOBARTS

**TOTAL: 523 sq. ft**  
 FLOOR 1: 523 sq. ft  
 EXCLUDED AREAS: BALCONY: 97 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Address: Leverton Close, Wood Green N22

**Tenure:**  
Leasehold

**Ground Rent:**  
150 pa

**Service Charges:**  
1750 pa

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

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www.hobartsproperty.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



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.