



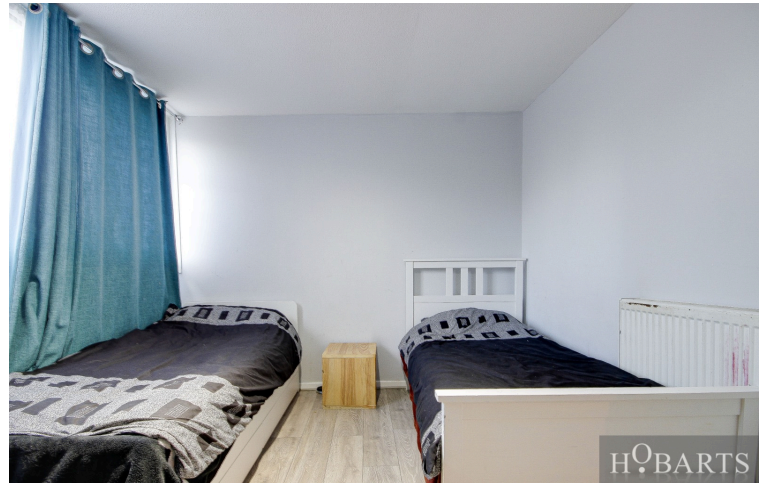
**\*\* INVESTMENT/FIRST PURCHASE \*\*THREE-BEDROOM EX-LOCAL AUTHORITY MID-TERRACED PROPERTY FOR UPDATING AND RE-DECORATION.** The accommodation comprises: own front garden, door leading to entrance hallway, storage cupboard, guest cloaks/WC, fitted kitchen, large rear reception/living area, stairs from the hallway leading to a first-floor landing area, two double bedrooms, one single bedroom, family bath/shower room/WC. There is a courtyard garden to the rear. Walking distance to Wood Green Tube/transport Hub (20/25 Mins City/West End). **\*\* OFFERED CHAIN FREE - FREEHOLD \*\***

Pellatt Grove, London, N22 5PN

£440,000 | Freehold

HOBARTS - LONDON (North)  
 3 Crescent Road, Alexandra Park, London N22 7RP  
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- Freehold
- Family bath/Shower Room/ WC
- Large Rear Reception/Living Area
- Guest Cloaks /WC
- 20/25 Mins City/West End

- Separate Fitted Kitchen
- Three-Bedrooms
- Close to Tube/Shops /Amenities
- Courtyard Rear Garden



## Pellatt Grove, N22

Approximate Gross Internal Floor Area : 87.20 sq m / 938.61 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	
(55-68) <b>D</b>	72
(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: Pellatt Grove, N22

**Tenure:**  
Freehold

**Ground Rent:**

**Service Charges:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

3 Crescent Road, Alexandra Park,  
London N22 7RP

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rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.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.