



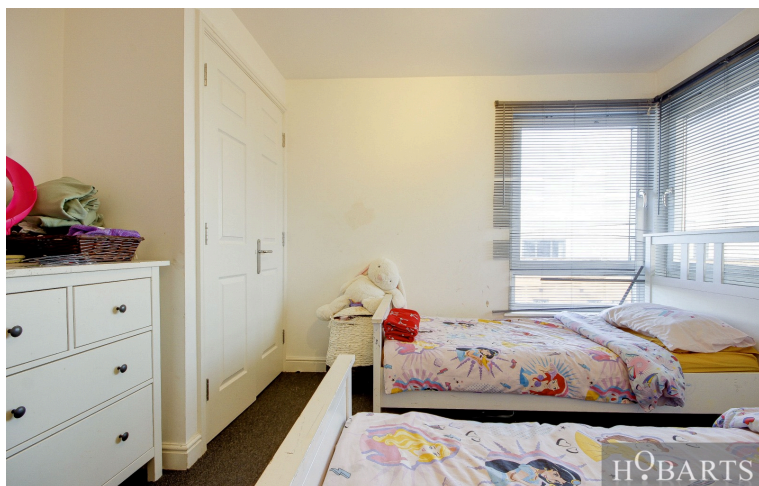
**\*\* IDEAL FIRST PURCHASE \*\*TWO-DOUBLE BEDROOM TOP FLOOR (THIRD) PURPOSE-BUILT APARTMENT SET AMONGST A SECURE WELL-LIT GATED DEVELOPMENT. The bright and spacious accommodation comprises: key-coded gated access to well-lit communal grounds, video entry-phone access to a lobby area, stairwell, and passenger lift leading up to a top-floor landing area. Its own front door leads to an entrance hallway, door leads to the lounge/reception room, fitted kitchen with appliances, two-size bedrooms, and separate bath/shower room/WC. Ideally located for all amenities including Wood Green tube & transport hub (20/25 Mins City/West End) \*\* LONG LEASEHOLD - CHAIN FREE \*\***

**Crown Close, Winkfield Road, Wood Green, N22 5HG**

**£410,000 | Leasehold**

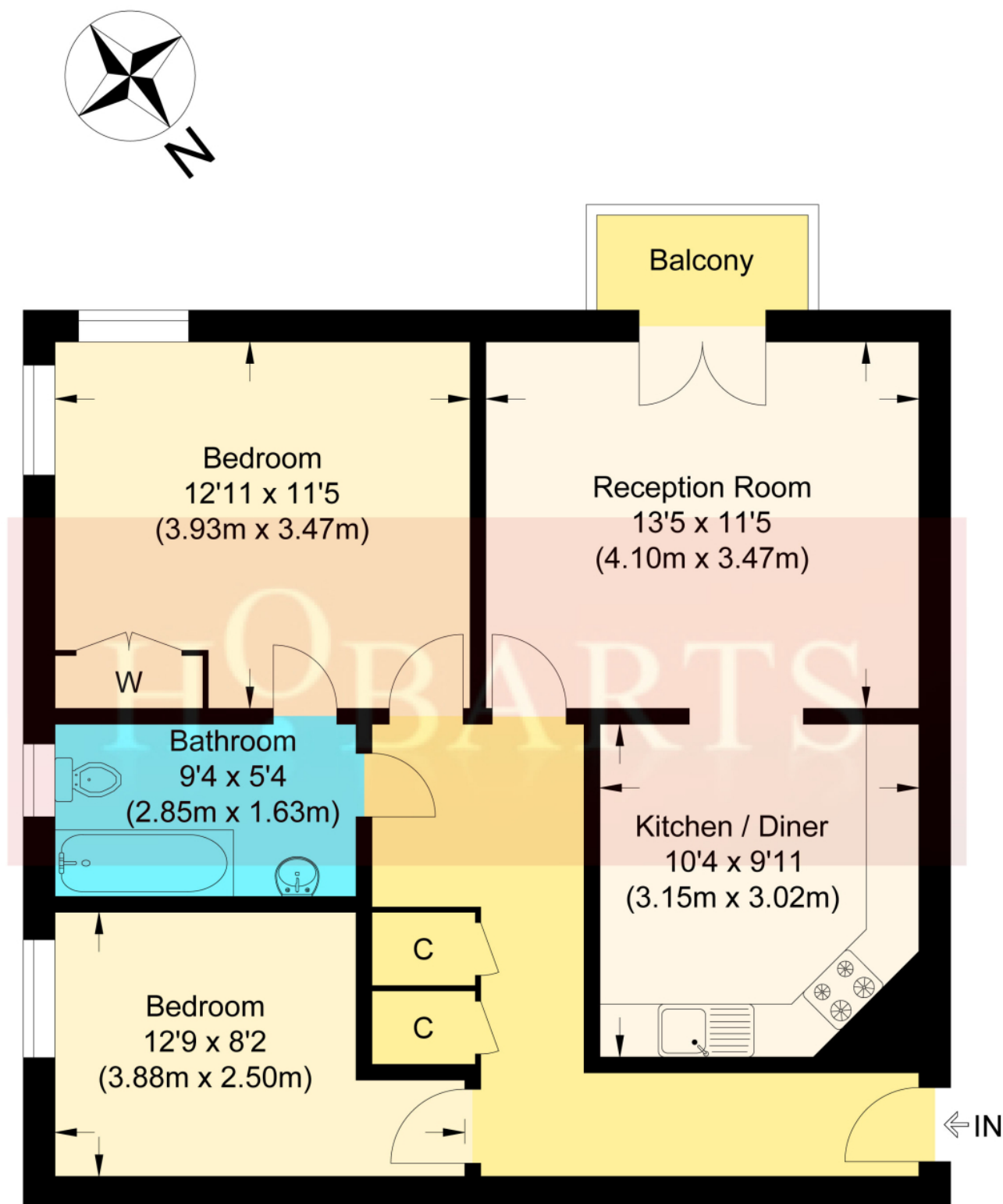
**HOBARTS - LONDON (North)**  
**3 Crescent Road, Alexandra Park, London N22 7RP**  
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[www.hobartsproperty.co.uk](http://www.hobartsproperty.co.uk)  
**0208 348 3333**





- Secure Gated Development
- Double-Glazing
- Fitted Kitchen
- Top Floor Apartment
- 20/25 Mins City/West End

- Two-Good Size Bedrooms
- Video-Entry Phone Access
- Close to Tube/Main Bus Route/ Amenities
- Separate Lounge/Reception Room
- Storage Cupboard

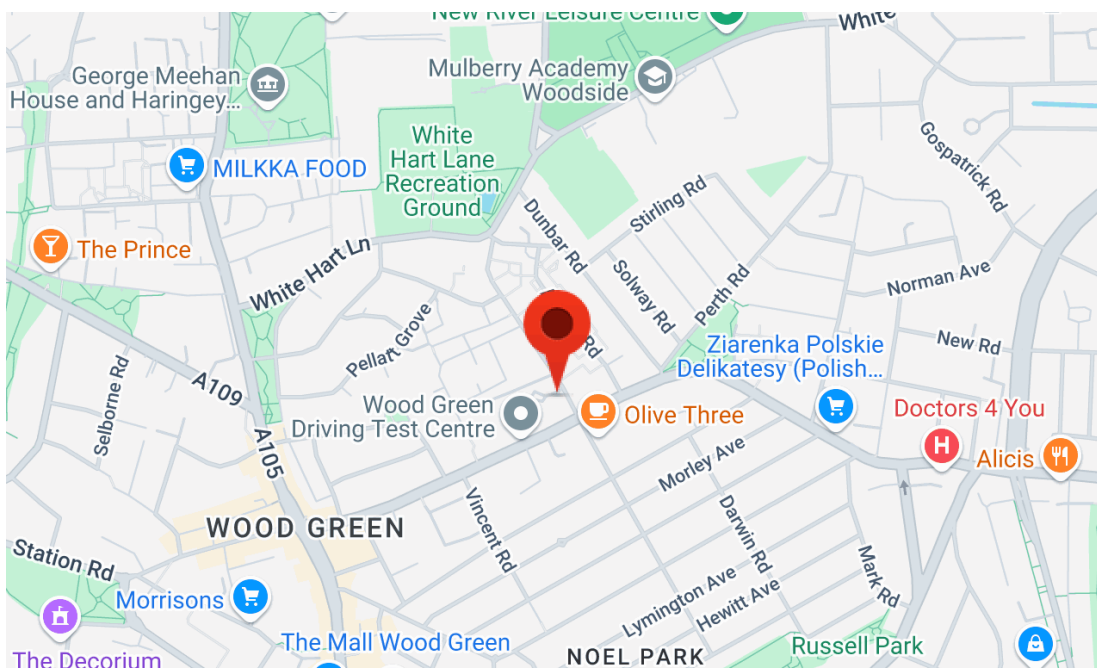


## Crown Close, N22

Approximate Gross Internal Floor Area : 64.60 sq m / 695.34 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.





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>	75	75
(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		
<small>EU Directive 2002/91/EC</small> <b>England, Scotland &amp; Wales</b>		

Address: Crown Close, N22

**Tenure:**  
Leasehold

**Ground Rent:**

**Service Charges:**  
2962. pa

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

3 Crescent Road, Alexandra Park,  
London N22 7RP

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www.hobartsproperty.co.uk

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.