

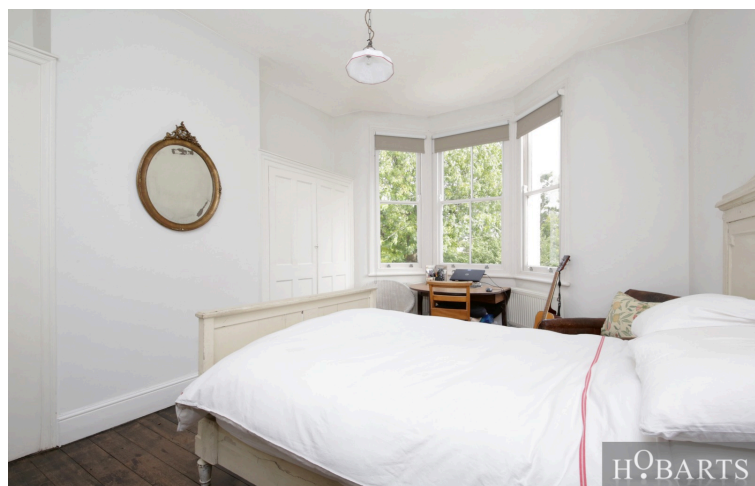


STYLISH AND TASTEFULLY PRESENTED THREE-BEDROOM BAY-FRONTED EDWARDIAN 'FAMILY HOME' LOCATED IN A SOUGHT-AFTER CUL-DE-SAC LOCATION.. The property has been extensively re-modeled and refurbished throughout yet retains many fine period features and characteristics reminiscent of a bygone era. Ideally located for Alexandra Palace National Rail station (20/25 Mns City/West End) along with the wonderful green-open spaces of Alexandra Park & palace. **** 4TH BEDROOM POTENTIAL TO EXTEND THE LOFT SPACE ****

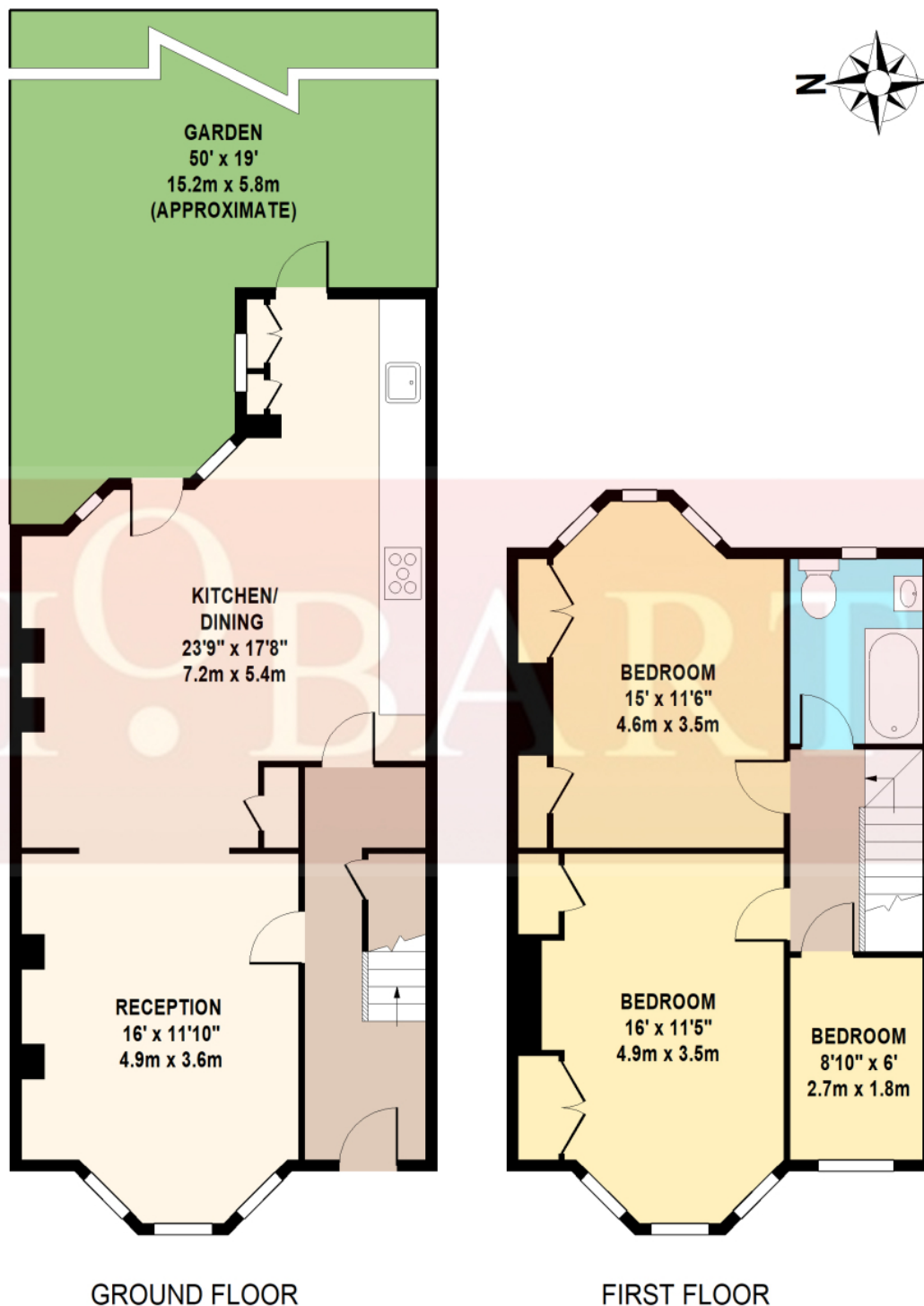
Braemar Avenue, Alexandra Park, London, N22 7BY

£900,000 | Freehold

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

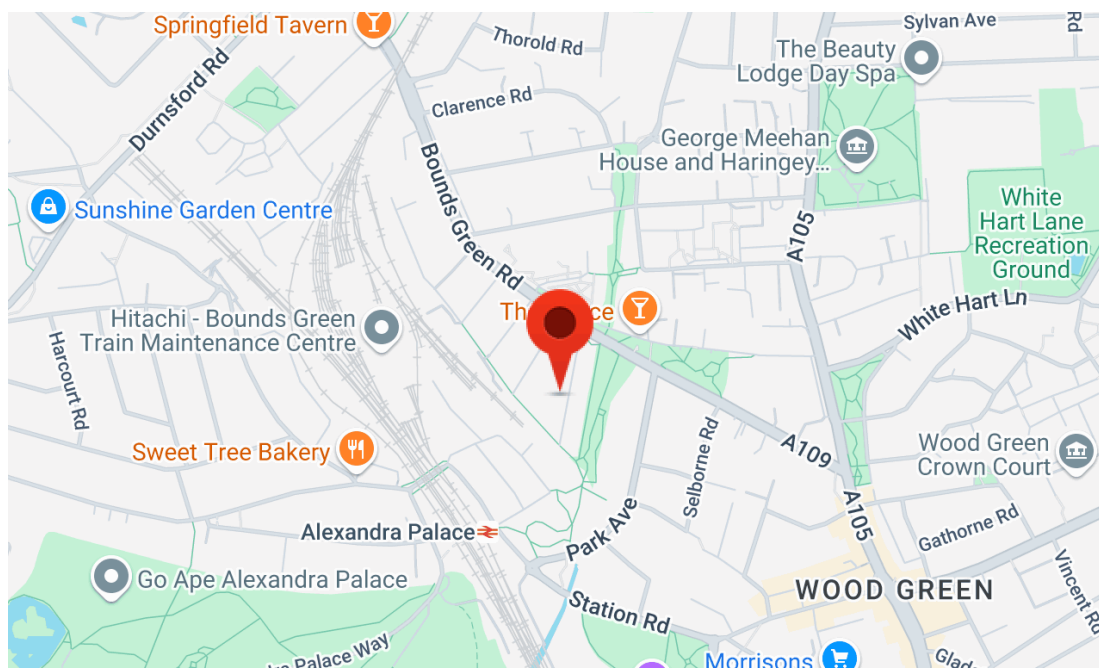


- Three Bedrooms
- Period Features & Characteristics
- Family bath/Shower Room/WC
- Open-Plan Kitchen/Living Area
- LOFT SPACE /4TH BEDROOM POTENTIAL
- Rear Garden
- Front Reception Room
- 20/25 Mins City/West End
- Wood Flooring



BRAEMAR AVENUE
TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99 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	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	87
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Address: Braemar Avenue, 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

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.