

**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 \*\***

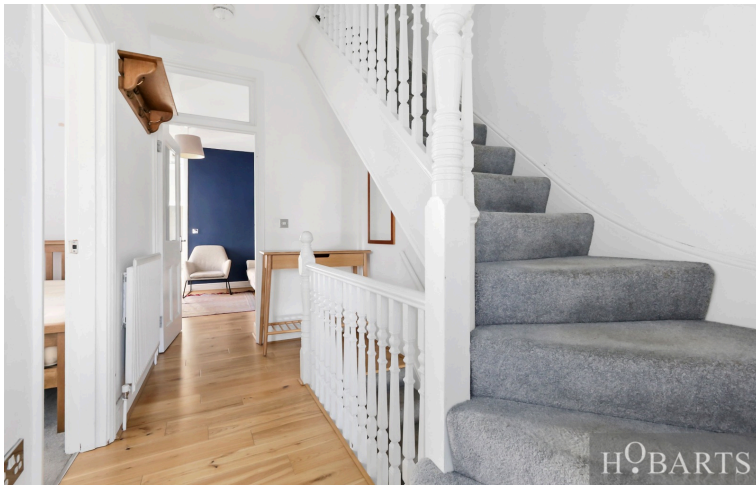
Gladstone Avenue, Wood Green, London, N22 6LG

Offers invited £525,000 | Share of Freehold

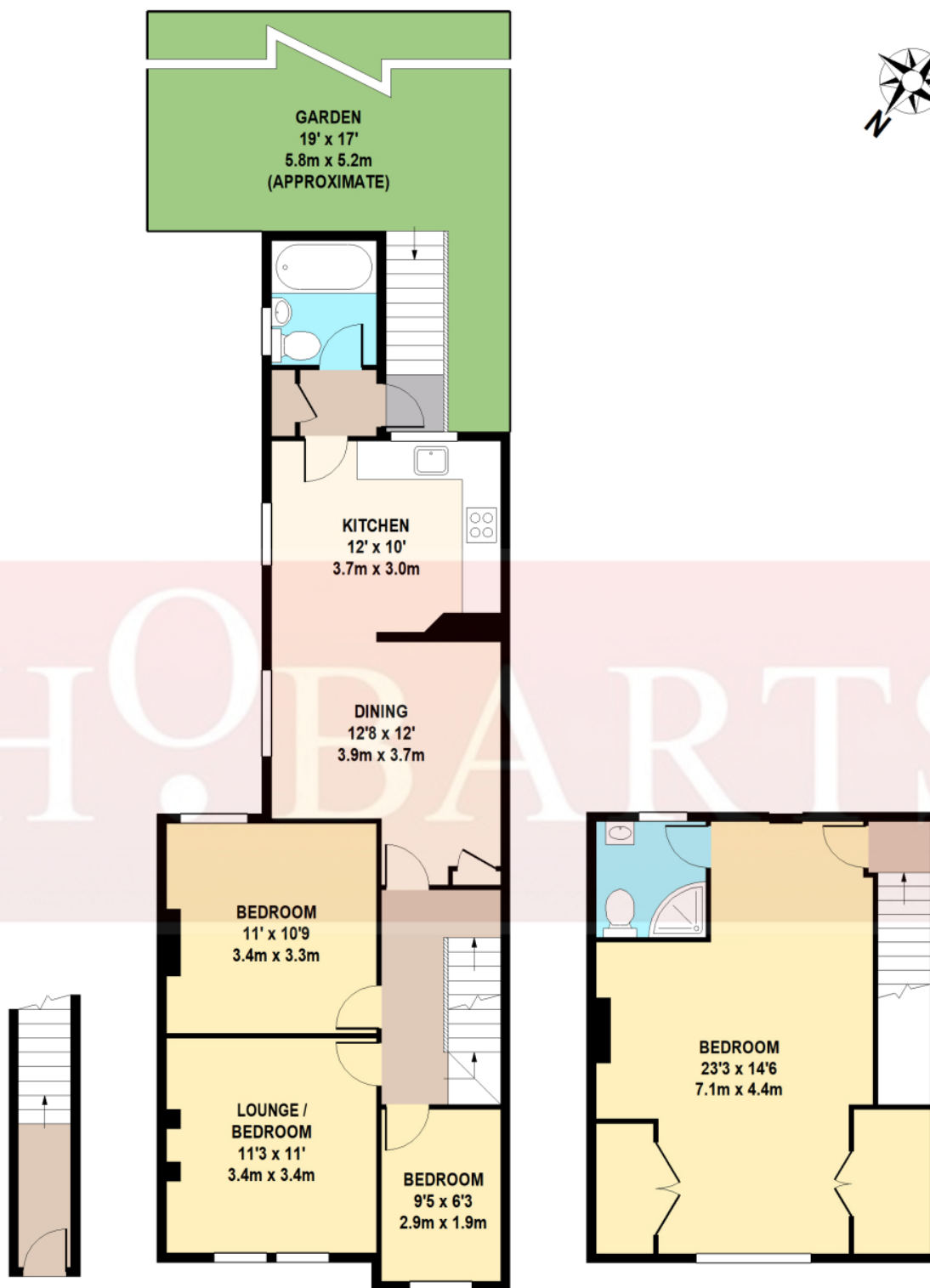
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD, Alexandra Park LONDON N22 7RS

sales@hobartsproperty.co.uk  
www.hobartsproperty.co.uk  
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

**Viewings:**  
Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**  
8 CRESCENT ROAD, Alexandra  
Park LONDON N22 7RS

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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.