



STYLISH AND TASTEFULLY PRESENTED THREE-DOUBLE BEDROOM END TERRACED PERIOD FAMILY HOME. The bright and spacious well-planned accommodation comprises a front garden, a front door opening to an entrance hallway, two inter-communication reception rooms, a large fitted kitchen /diner with rear garden access and backs on to a nature conservation area. The first floor has a contemporary family-size bath/shower room/WC and three good-sized bedrooms. The property is ideally located close to Alexandra Palace National Rail(20/25 Mins City/West End) & the wonderful green surroundings of Alexandra Park and palace. Wood Green Tube station, good schools and main shopping amenities are within easy walking distance. **** POTENTIAL TO EXTEND FURTHER TO THE REAR AND INTO THE LARGE LOFT SPACE ****

Wolseley Road, Alexandra Park, London, N22 7TW

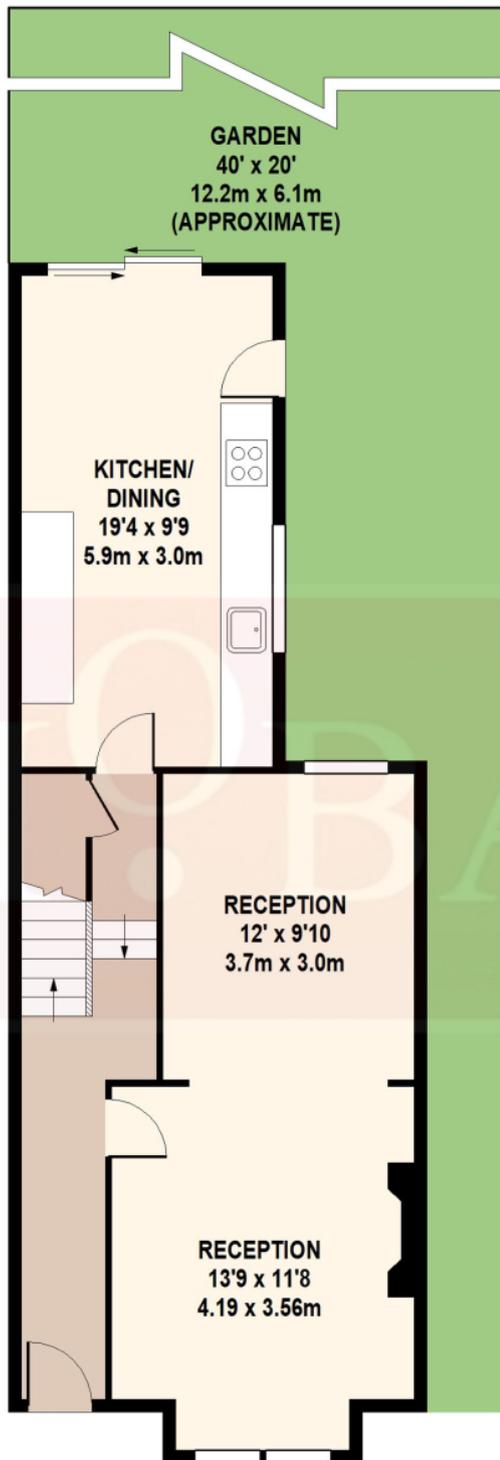
£875,000 | Freehold

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

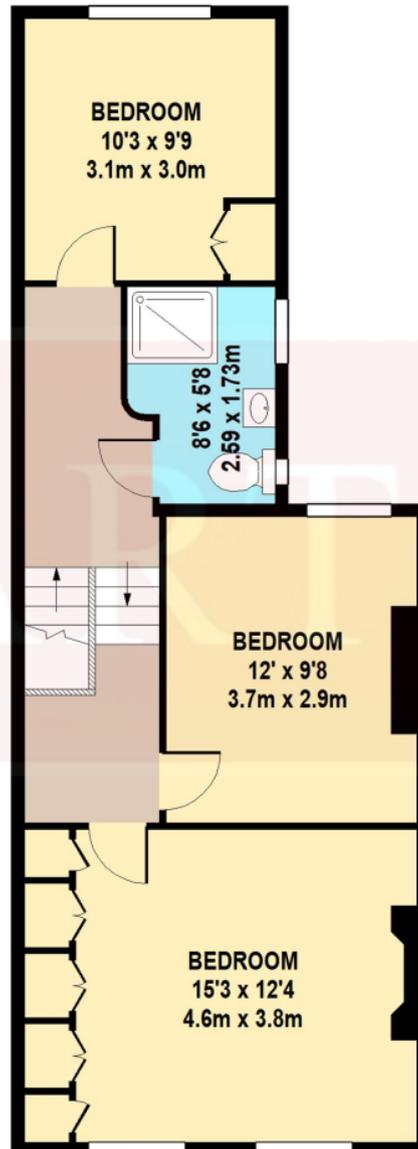
sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- Three-Double Bedrooms
- Close to Park/Palace/All Amenities
- Period Features & Characteristics
- Two Inter-Communicating Receptions
- LOFT SPACE POTENTIAL
- White Secure Double-Glazing
- End Terraced Family Home
- 20/25 Mins City/West End
- Backs on to Conservation Area



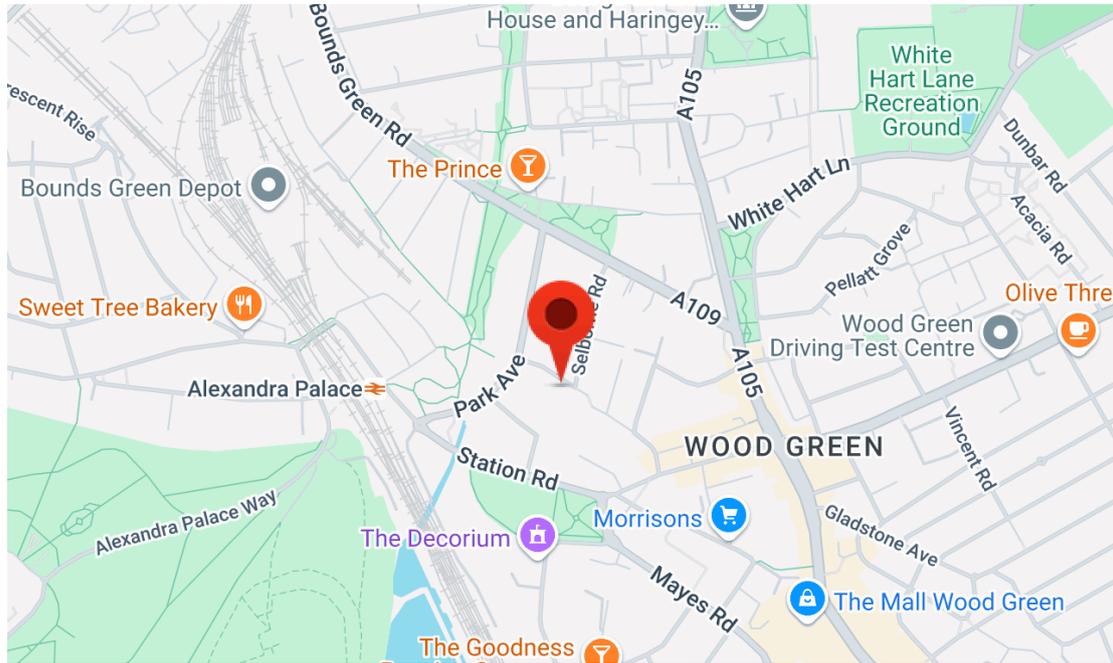
GROUND FLOOR



1ST FLOOR

WOLSELEY ROAD
TOTAL APPROX. FLOOR AREA 1141 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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: London, N22

Tenure:
Freehold

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

8 CRESCENT ROAD, Alexandra
Park, LONDON N22 7RS

sales@hobartsproperty.co.uk
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.