



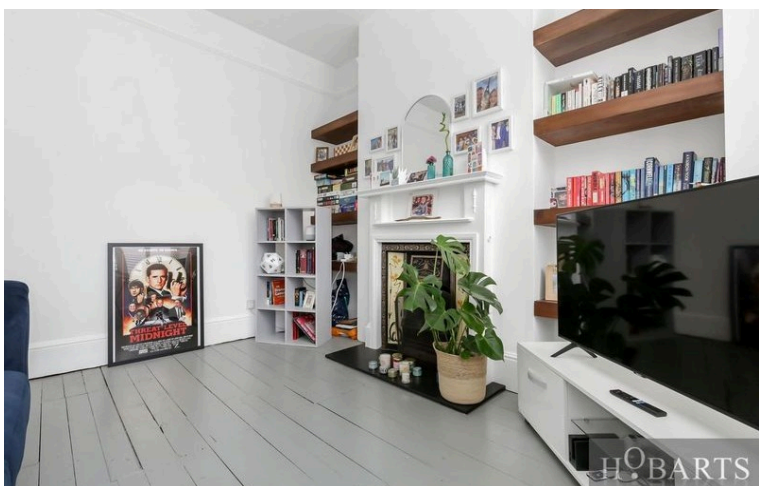
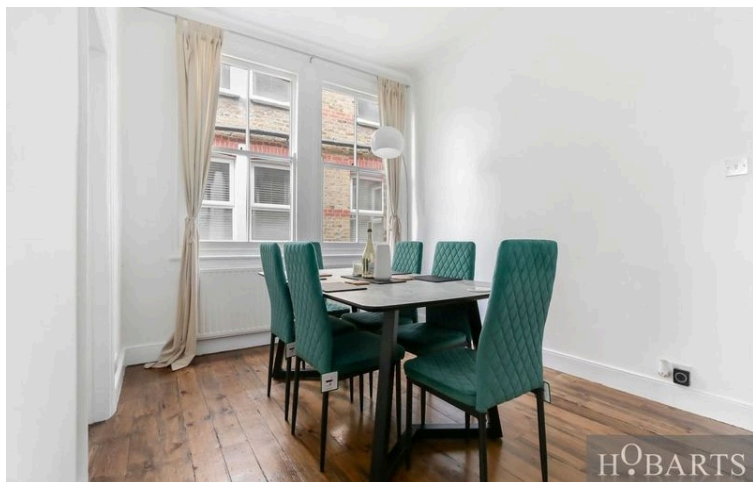
TWO-BEDROOM, TWO RECEPTION ROOM GROUND FLOOR EDWARDIAN MAISONETTE WITH DIRECT ACCESS TO A PREDOMINANTLY WEST-FACING REAR GARDEN. The bright and spacious accommodation has benefited from much latter-day modernisation and improvement throughout, yet retains some fine period features and much of the building's original charm and character. Ideally suited to discerning purchasers looking for a 'ready to move into' home of quality that is easily accessible to all amenities, including Alexandra Palace National Rail station (20/25 Mins City/West End), highly rated APS & Rhodes Avenue Schools, and the wonderful green open spaces of Alexandra Park and Palace.

Princes Avenue, Alexandra Park, London, N22 7SB

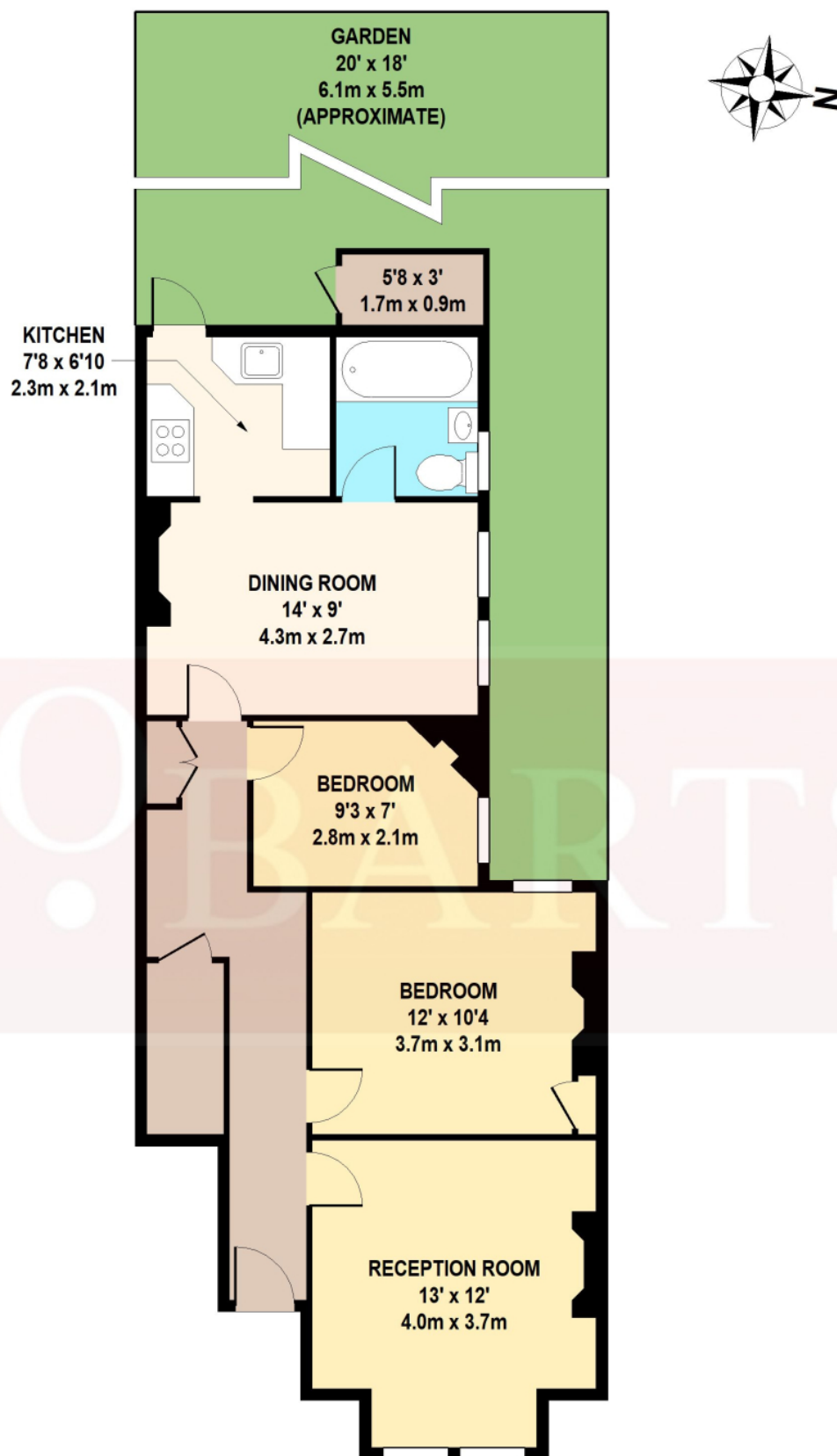
£625,000 | Share of Freehold

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

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



- Ground Floor Edwardian Maisonette
- Combined Bath/Shower Room/WC
- Period Features
- Two-Bedrooms
- Sash Windows
- Walking Distance APS & Rhodes Avenue Schools
- Separate Modern Fitted Kitchen
- Own S/W Facing Rear Garden
- Own Private Entrance
- Tree-Lined Road
- Close to Alexandra Park & Palace
- 20/25 Mins City/West End



GROUND FLOOR

PRINCES AVENUE
TOTAL APPROX. FLOOR AREA 695 SQ.FT. (65 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	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	79
Not energy efficient - higher running costs	
<small>EU Directive 2002/91/EC</small> England, Scotland & Wales	

Address: Princes 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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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.