



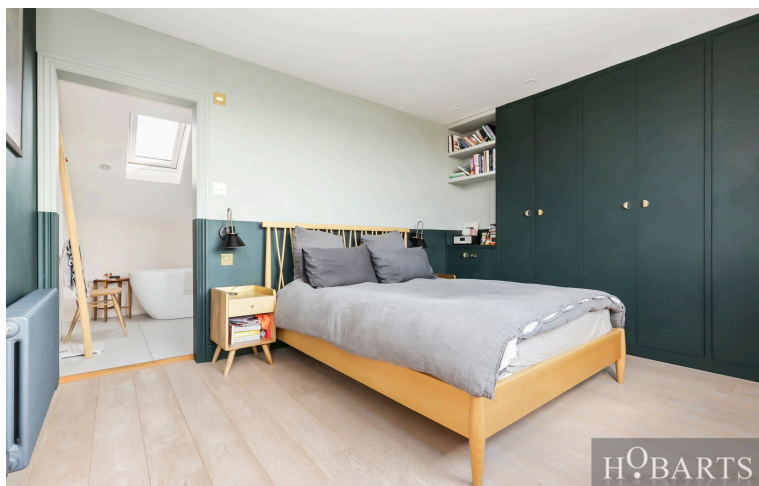
This stylish and beautifully presented Four-Bedroom Edwardian family home has been remodelled and refurbished to an extremely high standard yet retains many fine period features and characteristics of a bygone era. The property offers both style and substance in equal measure. It would ideally suit discerning purchasers looking for a 'ready to move into' home of quality this is easily accessible to all amenities including Alexandra Palace national rail station (20/25 Mins City/West End) and the attractive green surroundings of Alexandra Park and palace. located in a tree-lined cul-de-sac location close to good schools, shopping, and all other amenities.

Braemar Avenue, Alexandra Park, London, N22 7BY

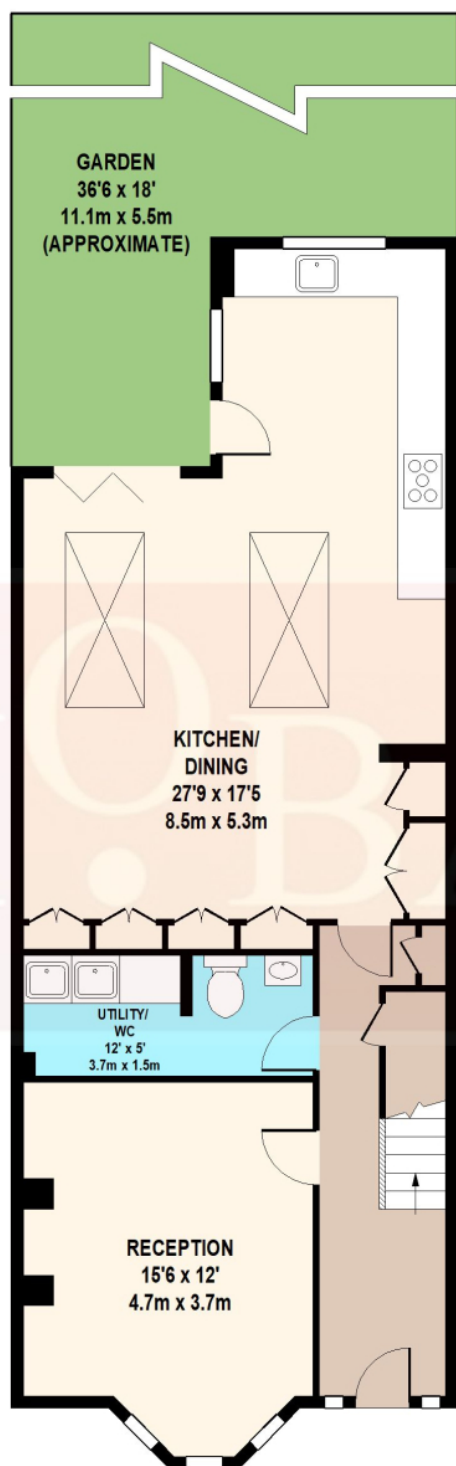
£1,175,000 | Freehold

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

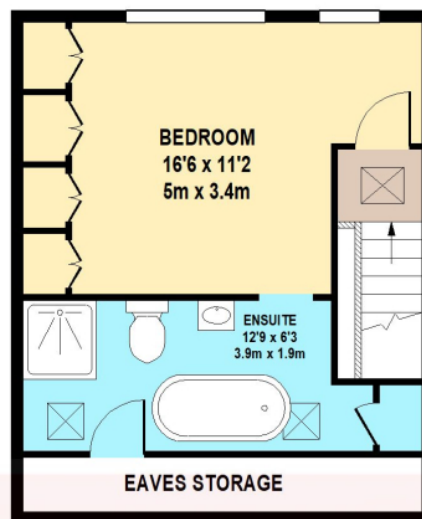
sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



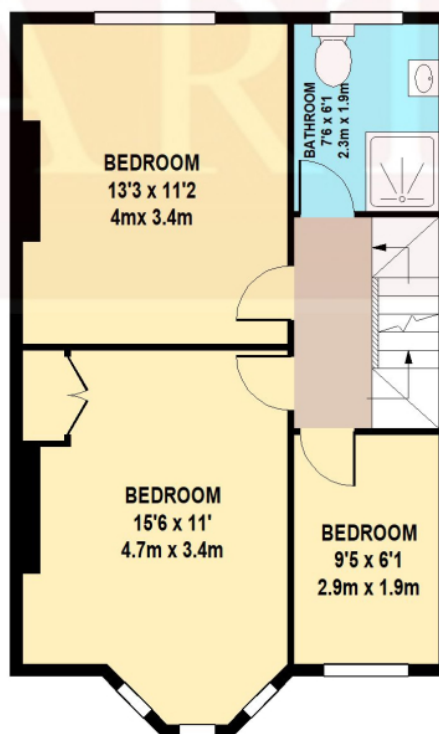
- Four Bedrooms
- Low Maintenance Rear Garden
- 'Wrap Around' Bi-Fold Doors
- Two Bath/Shower Room/WCs (one en-Suite)
- Guest Cloaks/WC/Laundry Room
- Period Features & Characteristics
- Separate Front Reception Room
- Ample Storage Space
- 27'9 x 17'6 Stunning Fitted Kitchen/Rear Living Area
- Close to Transport/Shops/All Amenities



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

BRAEMAR AVENUE
TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (141.95 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 | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current | 83 |
| 74 | |
| EU Directive 2002/91/EC | |
| England, Scotland & Wales | |

Address: Braemar Avenue, 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.