

OPTIONAL LAYOUT 2/3 BEDROOM, 1/2 RECEPTION ROOM, FIRST-FLOOR CONVERTED FLAT WITH ATTRACTIVE WALK ON BALCONY TO THE REAR. The bright, secure and spacious accommodation property has been recently refurbished throughout and is ideally located for all amenities, including Alexandra Palace National Rail & Wood Green Tube Stations (20/25 Mins City/West End) and within easy walking distance of Wood Green main Shopping City and the wonderful green open-spaces of Alexandra Park & palace. * OFFERED CHAIN FREE **

Park Avenue, Alexandra Park , London, N22 7HA

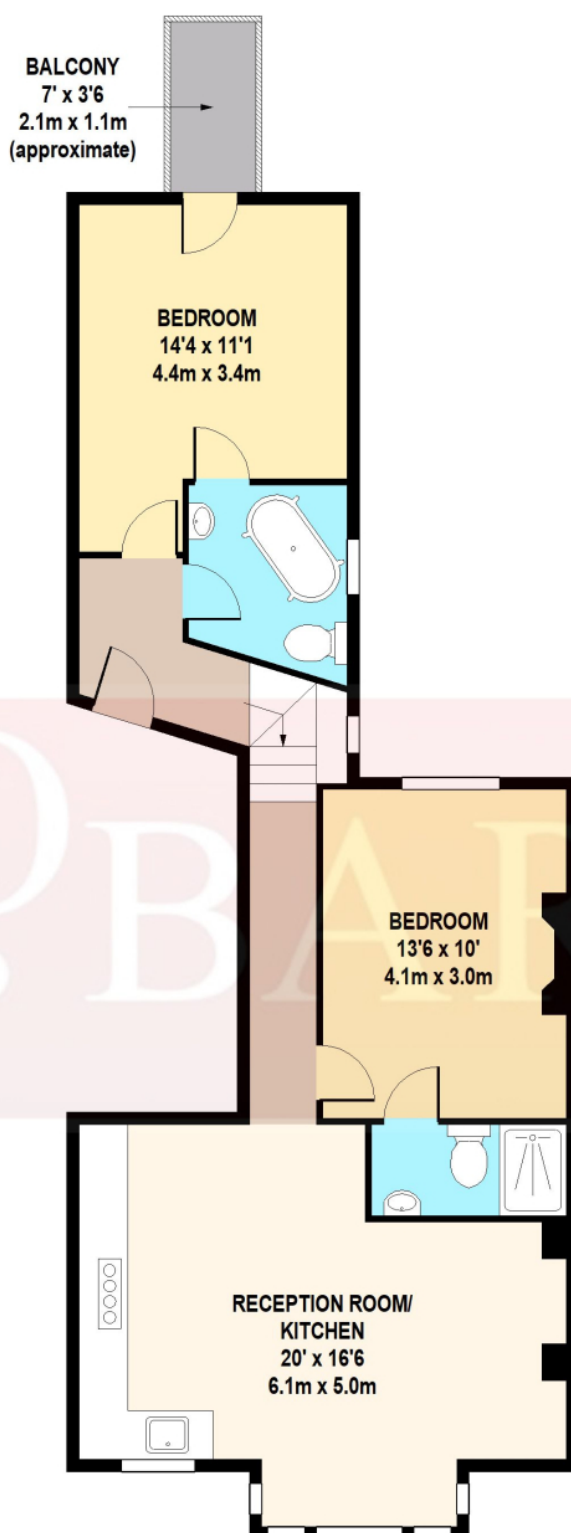
£485,000 | Share of Freehold

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

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



- Optional 2/3 Bedrooms
- Close to Tube/National Rail/Shops etc.
- Stylish Open-Plan Fitted Kitchen
- Upper Floor Security
- 20/25 Mins City/West End
- 'Walk On' Balcony
- Optional 1/2 Reception
- Close to Park & Palace
- White Double-Glazing



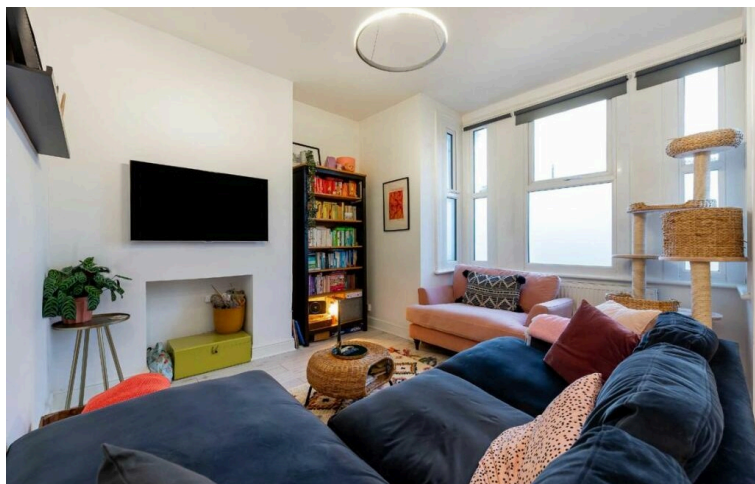
FIRST FLOOR

11B PARK AVENUE
TOTAL APPROX. FLOOR AREA 720 SQ.FT. (67 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	74	80

Address: Park Avenue, Alexandra Park , N22 7HA

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

Zoopla.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.