



**\*\* TWO-DOUBLE BEDROOM EDWARDIAN GROUND FLOOR CONVERTED FLAT WITH OWN PRIVATE REAR GARDEN. Ideal for a family, couple, or 2 single tenants This recently re-decorated. The well-proportioned accommodation comprises of: Shared front garden, entry-phone access via a front door opening to the shared lobby area, own front door leading to own internal hallway, understairs storage cupboard, front lounge/reception room, separate fitted kitchen, two double bedrooms, sizeable basement/cellar, combined bath/shower room/WC. Ideally located for both Wood Green Tube and Alexandra Palace National Rail (20/25 Mins City/West End) and the wonderful green, open spaces of Alexandra Park & palace itself. \*\* AVAILABLE IMMEDIATELY FOR A 6-MONTH LET /UNFURNISHED\*\***

Barratt Avenue, Alexandra Park, London, N22 7EZ

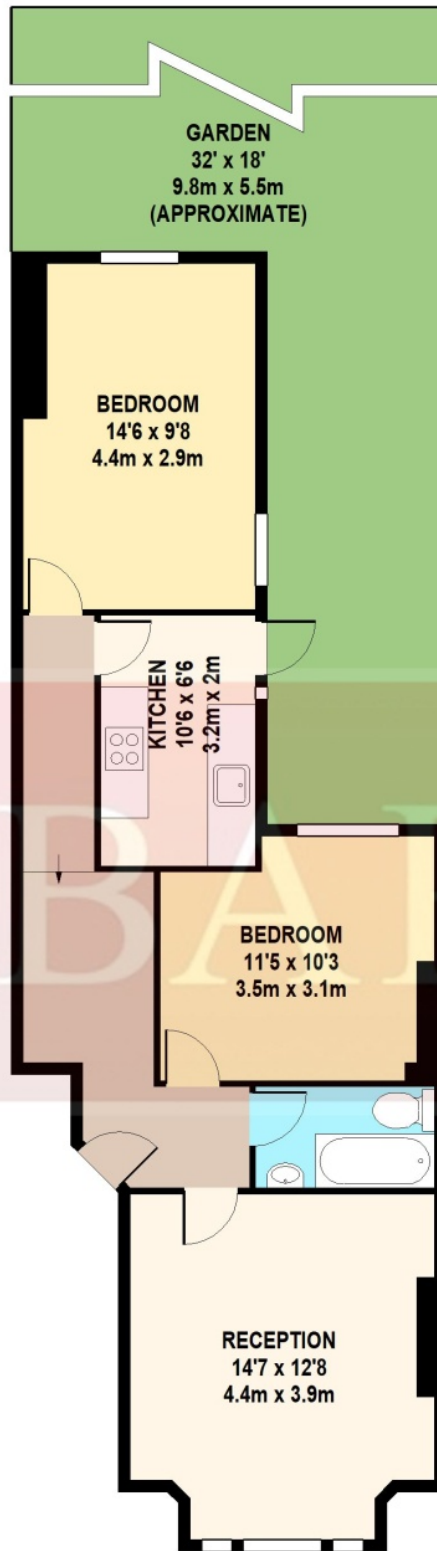
£1,950 pcm

HOBARTS - LONDON (North)  
3 Crescent Road, Alexandra Park, London N22 7RP

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0208 348 3333



- Ground Floor Converted Flat
- Close to Alexandra Park/Palace
- Gas Central Heating
- Separate lounge/Reception
- Close to All Amenities
- Own Rear garden
- AVAILABLE IMMEDIATELY
- Fitted Kitchen
- Two-Double Bedrooms
- 20/25 Mins City/West End
- Double-Glazed
- Combined Bath/Shower Room/WC
- Storage Cellar
- New Wood Flooring



GROUND FLOOR

BARRATT AVENUE  
 TOTAL APPROX. FLOOR AREA 643 SQ.FT. (60 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>		
(55-68)	<b>D</b>	69	77
(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: Barratt Avenue, Alexandra Park, N22

**Viewings:**

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

**Contact:**

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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.