



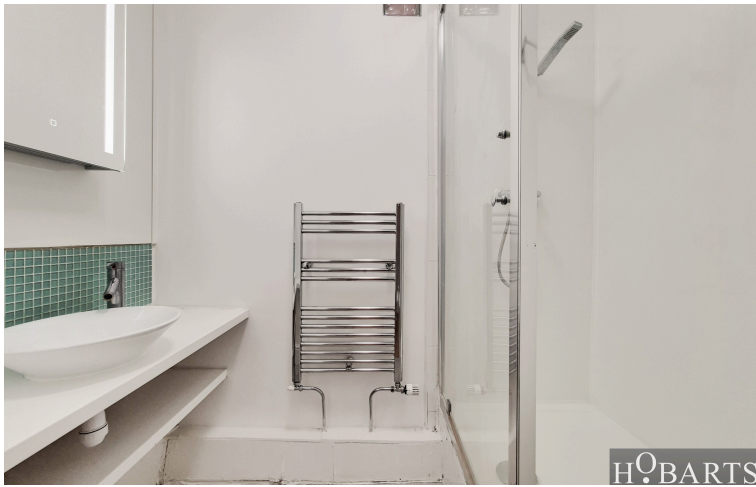
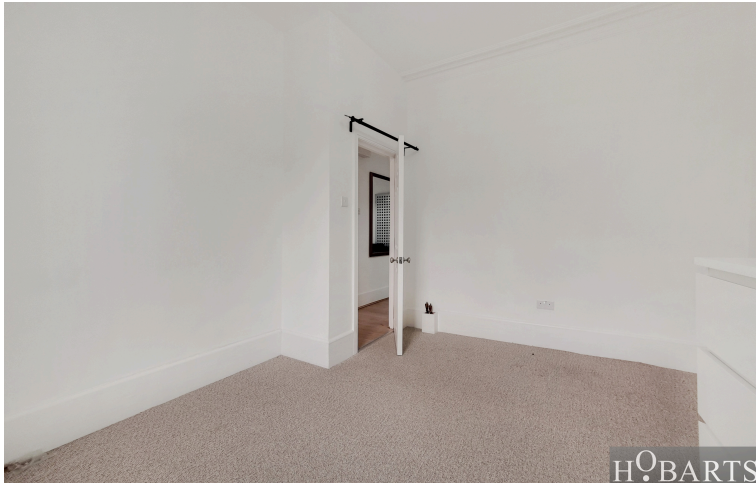
A recently decorated, bright First Floor two-bedroom apartment. Fitted kitchen (which is in the process of being replaced), bathroom with shower, Separate WC, Reception with wooden effect flooring, Double double-glazed windows and a good-sized rear terrace. The property is situated close to Alexandra Park National Railway 25 Mins to Moorgate and Wood Green tube within walking distance, and also with Alexandra Palace close by.

Alexandra Park, London, N22 7BN

£1,850 pcm

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

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



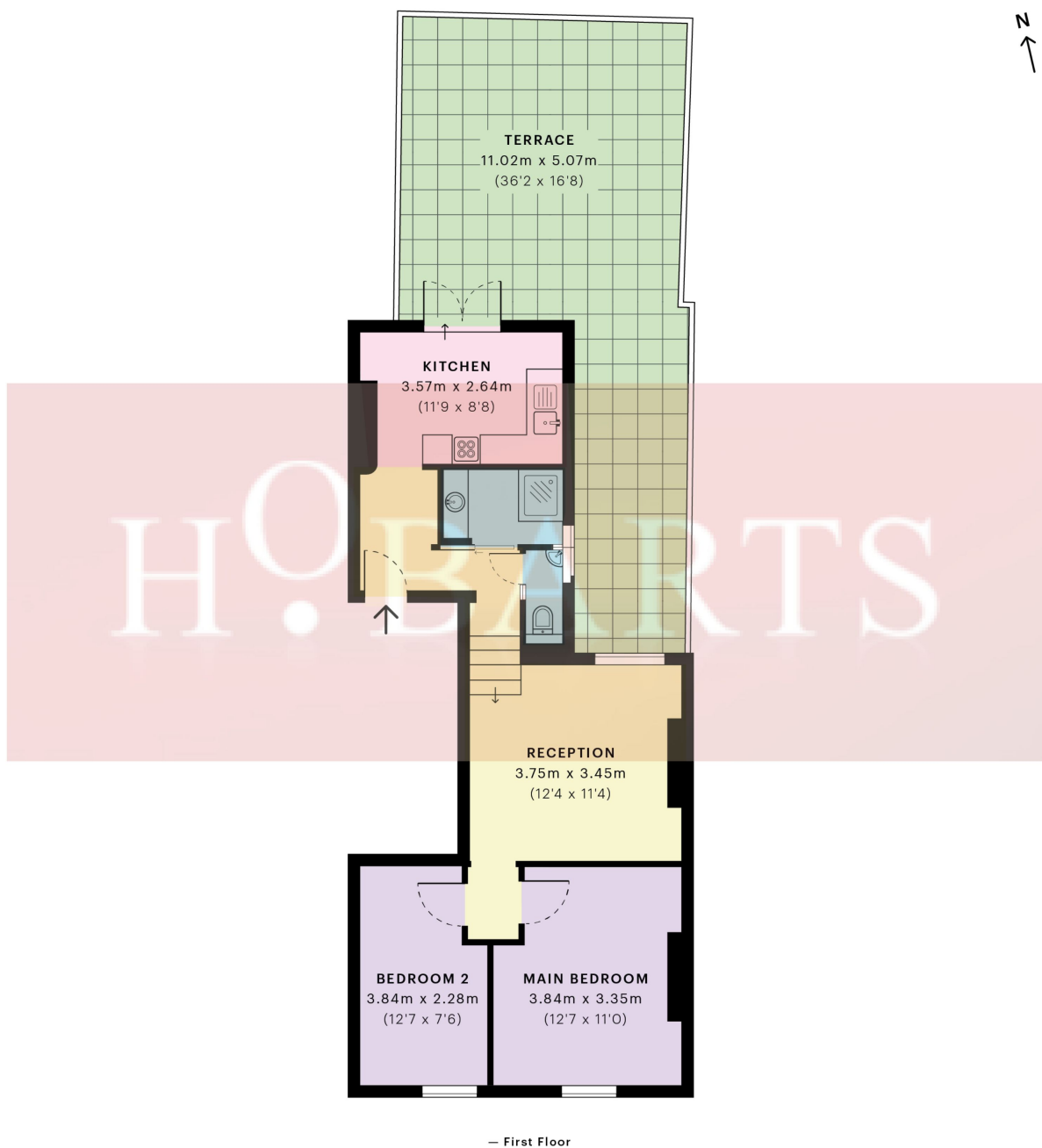
- Large Rear Balcony
- Separate Shower Room
- Newly Decorated
- Close to Great Transport Links
- Fully Double Glazed
- Modern Kitchen with Dishwasher
- Gas Central Heating
- 2 bedrooms

Palace Gates Road, N22

CAPTURE DATE 30/11/2022 LASER SCAN POINTS 31,707,624

GROSS INTERNAL AREA

53.68 sqm / 577.81 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
53.68 sqm / 577.81 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
50.70 sqm / 545.73 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
36.13 sqm / 388.90 sqft

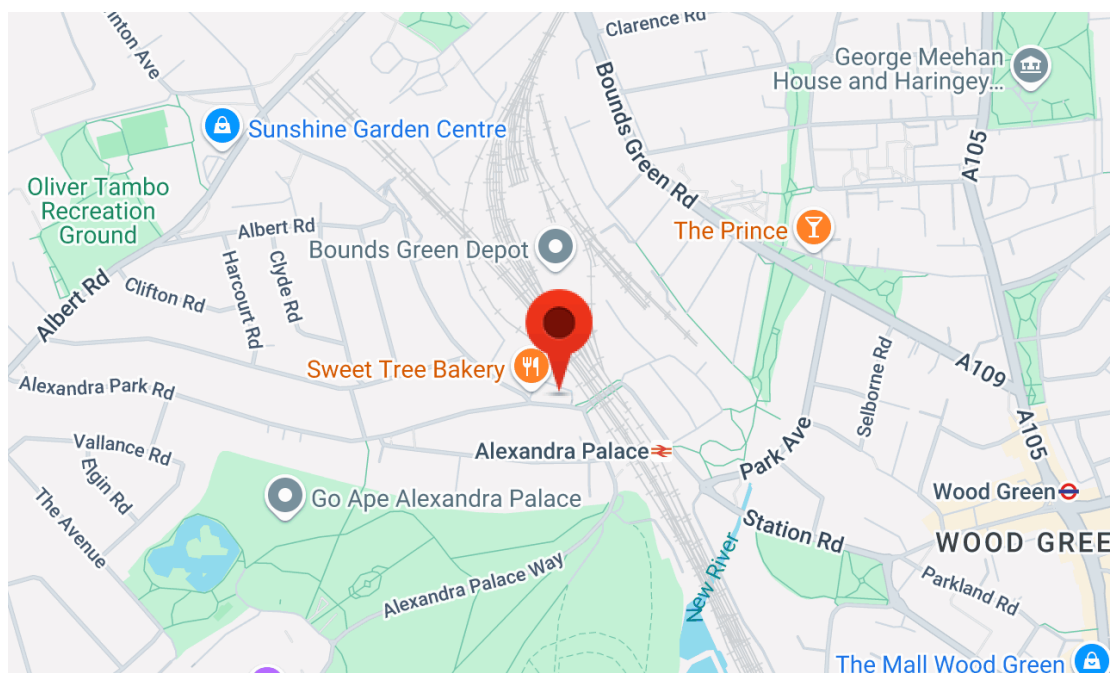
RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 90.28 sqm / 971.77 sqft
IPMS 3C RESIDENTIAL 88.21 sqm / 949.48 sqft

SPEC ID 56385ebdd8933db0dd5c09ef4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Palace Gates Road, Alexandra Park, London, N22

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

8 CRESCENT ROAD, Alexandra
Park, LONDON N22 7RS

rent@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.