



ONE DOUBLE BEDROOM SPLIT-LEVEL (UPPER FLOOR 2nd & 3rd) CONVERTED APARTMENT – This attractive bright and contemporary styled apartment comprises of an open-plan fitted kitchen/lounge area with frontal parkland views, double bedroom with built in wardrobes, stairs continuing up to top floor landing area with storage area, tiled bath/shower room/WC. The property is ideally located for all amenities, including Wood Green Tube & Alexandra Palace National Rail Stations (20/25 Mins City/West End), and within walking distance of the wonderful green open spaces of Alexandra Park and Palace. ** N.B. The Current Owner is in the process of acquiring a SHARE OF FREEHOLD **

Station Road, Alexandra Park, London, N22 7SY

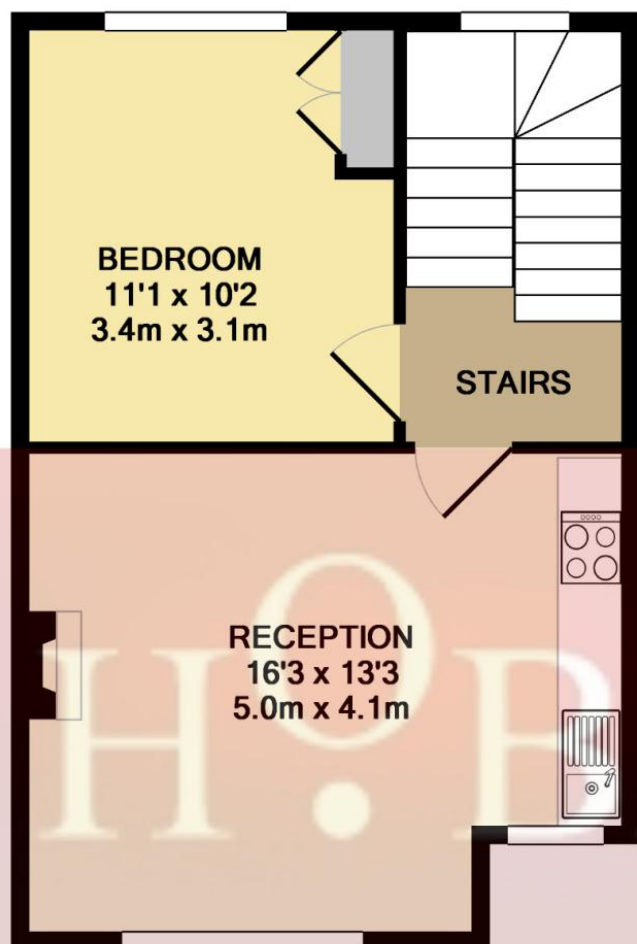
Offers in excess of £350,000 | Share of Freehold

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

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



- CHAIN FREE
- Close to Wood Green Tube/Alexandra Palace Rail Stations
- One Double Bedroom
- Gas Centrally Heated
- Close to Alexandra Park/Palace
- Upper Floor security
- Open-Plan Kitchen/Living Area
- 20/25 Mins City/West End
- Opposite a Park



1ST FLOOR



2ND FLOOR



STATION ROAD N22
TOTAL APPROX. FLOOR AREA 477 SQ.FT. (44.3 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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	57	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Address: Station Road, Alexandra Park, N22 7SY

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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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.