



STYLISH AND BEAUTIFULLY PRESENTED TWO-DOUBLE BEDROOM, GROUND FLOOR CONVERTED FLAT WITH A BEAUTIFUL 18' FITTED KITCHEN/DINING ROOM AND ADDITIONAL REAR RECEPTION WITH DIRECT ACCESS TO ITS OWN REAR GARDEN. The accommodation comprises a shared entrance to a lobby area, own front door to an internal hallway, large bay-fronted double bedroom to the front, additional second double bedroom, a hallway with desk area, door to combined bath/shower room/WC, and continues into the large fitted 'walk thru' fitted kitchen/dining room, rear reception room with access to the lawned rear garden with shed. The property is ideally located for all amenities, only minutes' walk to Alexandra Palace/Bowes Park National Rail & Bounds Green tube stations (20/25 Mins City/West End) and within easy walking distance of the wonderful green open space of Alexandra Park and Palace. ** SHARE OF FREEHOLD **

Imperial Road, Alexandra Park, London, N22 8DE

£495,000 | Share of Freehold

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

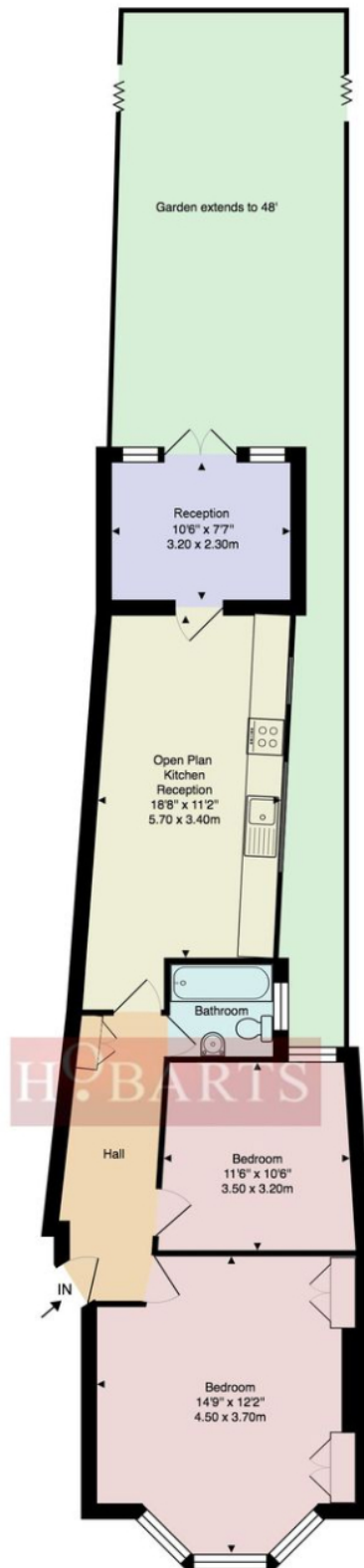
sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- Two-Double Bedrooms
- Close to Schools/Shops/Amenities
- 18' Kitchen/Living Area
- On-Road Permit Parking
- 20/25 Mins City/West End

- Own Rear Garden
- Additional Rear Reception Rooms
- Share of Freehold
- Combined Bath/Shower Room/WC
- On-Road Permit Parking

Imperial Road N22

Approx. Gross Internal Area: 689 ft² ... 64.0 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
only and must not be relied upon as a statement of fact.
(c) Peninsula Surveys Ltd



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		69	75

Address: Imperial Road, Alexandra Park, N22

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

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.