



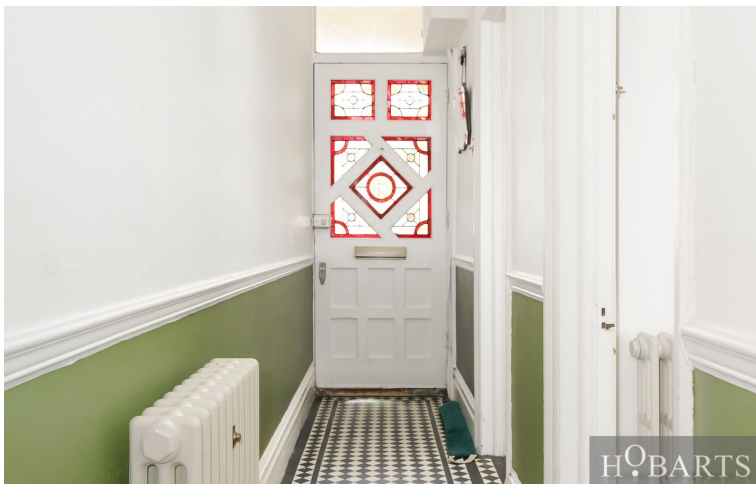
TWO-BEDROOM GROUND FLOOR EDWARDIAN MAISONNETTE WITH OWN FRONT & REAR COURTYARD GARDEN. This stylish and tastefully presented property would ideally suit discerning purchasers looking for a 'ready to move into' home that is easily accessible to all amenities, including Alexandra Palace National Rail/ Bounds Green Tube Stations (20/25 Mins City/West End) and the wonderful green surroundings of Alexandra Park & Palace. The accommodation comprises a front garden, own private entrance, internal tiled hallway with understairs storage, front reception room, double bedroom, reproduction period bath/shower room/WC, and a good-sized second bedroom (nursery). There is a lovely fitted kitchen/diner to the rear with access to the rear courtyard garden.

Crescent Road, Alexandra Park, London, N22 7RP

Priced to sell £550,000 | Leasehold

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

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



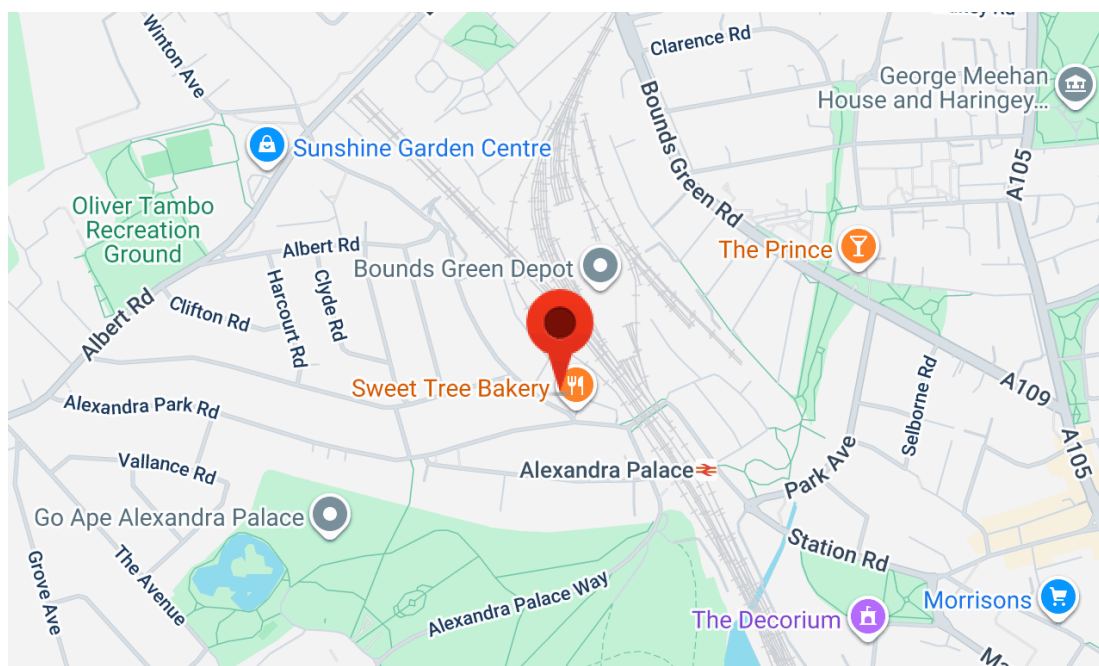
- Two-Bedrooms
- Own Front & Rear Courtyard Garden
- Front Reception Room
- Period Features & Characteristics
- 2/25 Mins City/West End
- Fitted Kitchen/Diner
- Ground Floor Maisonette
- Close Tube/Rail/ All Amenities
- Own Front Entrance



GROUND FLOOR

CRESCENT ROAD
TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71 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	67	78

Address: Crescent Road, N22

EU Directive
2002/91/EC

Tenure:
Leasehold

Ground Rent:
100 pa

Service Charges:
TBC

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

8 CRESCENT ROAD, Alexandra
Park, LONDON N22 7RS

sales@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.