



**** IDEAL FIRST PURCHASE ** LARGER THAN AVERAGE GROUND FLOOR EDWARDIAN MAISONETTE. WITH OWN FRONT AND WEST FACING REAR GARDENS AND OWN PRIVATE ENTRANCE..** The accommodation comprises either one or two double bedrooms or one or two reception rooms, depending on your personal preference. In addition, there is an extremely spacious bathroom/WC and a separate fitted kitchen.. The property is ideally located for all amenities, including Alexandra Palace, National Rail & Bounds Green Tube Stations. (20/25 Mins City/West End), good local shopping and the wonderful green open spaces of Alexandra Park and Palace.. N.B. THE PROPERTY IS IN NEED OF UPDATING AND RE-DECORATION. **** OFFERED CHAIN FREE AND WITH A NEW LEASE ****

Crescent Road, London, N22 7RZ

£525,000 | 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

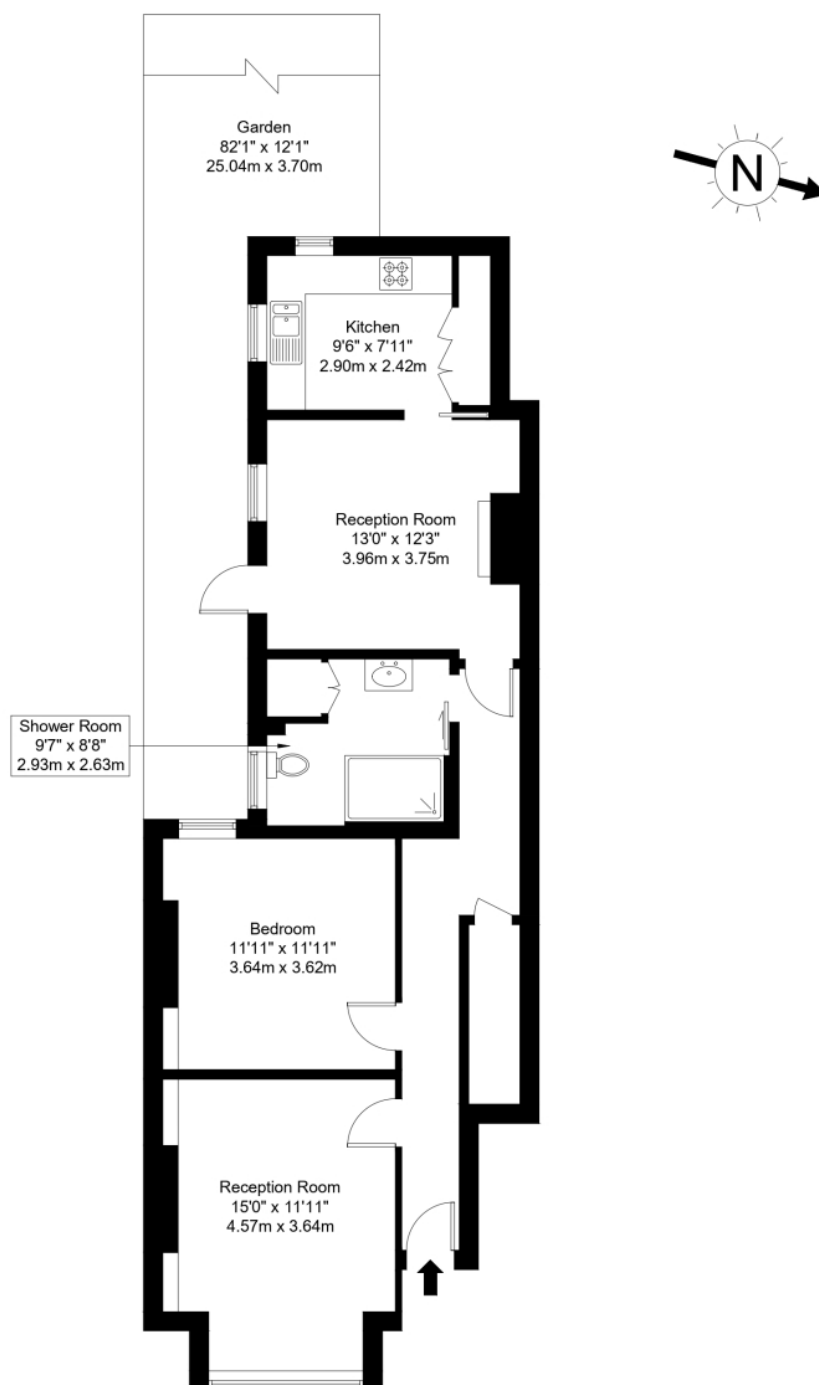


- Two-Double Bedrooms
- Spacious Bathroom/WC
- 20/25 Mins City/West End
- Own Front & Rear Gardens
- Chain Free

- Own Private Front Entrance
- Rear Lounge/Living Area
- Close to Shops/Transport/Amenities
- New Lease (Currently Being Negotiated)

Crescent Road, N22 7RZ

Approx Gross Internal Area = 74.6 sq m / 803 sq ft



Ground Floor

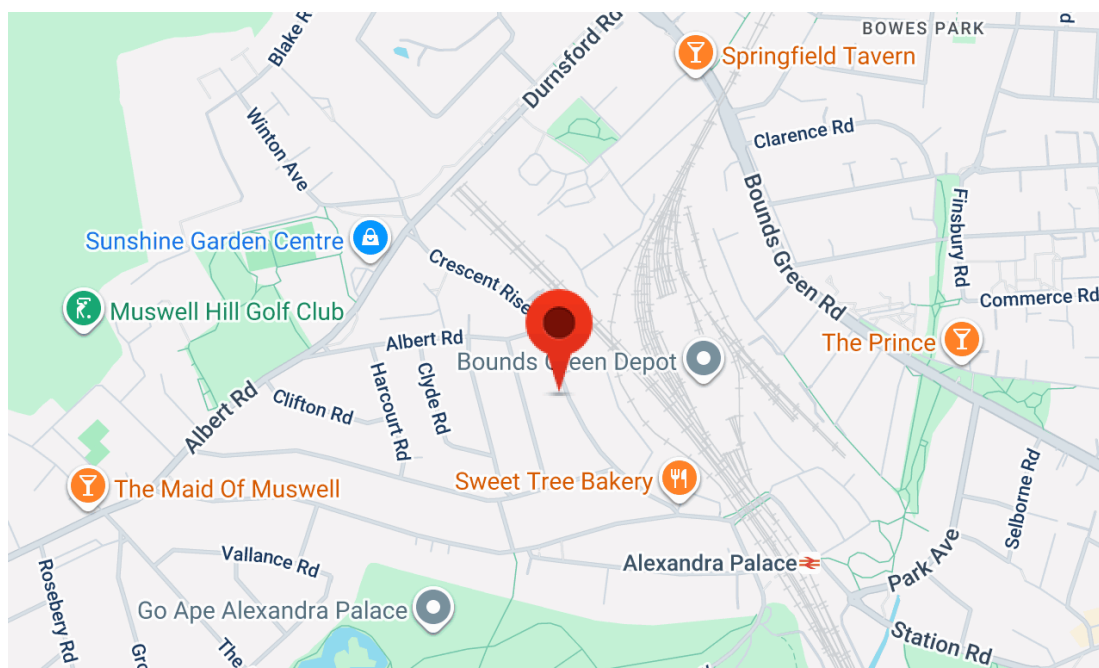
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B L E U
P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Tenure:
Leasehold

Ground Rent:
TBA pa

Service Charges:
N/A pa

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.