



SECURE ONE-BEDROOM FIRST FLOOR PURPOSE BUILT FLAT WITHIN A WELL-MAINTAINED PRIVATE DEVELOPMENT. The accommodation comprises entry-phone access to a lobby area, stairs leading up to the first floor landing area, own front door leading to internal hallway, storage cupboard, front lounge/reception with bay window, double bedroom, modern fitted kitchen and a newly fitted bath/shower room with WC. The property offers communal gardens and secure parking, as well as lying within a short walk to both Alexandra Palace National Rail & Bounds Green Tube stations (20/25 Mins City/West End). \*\* CHAIN FREE BUYERS ONLY \*\*

Northcott Avenue, Alexandra Park,, London, N22 7AP

Offers invited £300,000 | 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

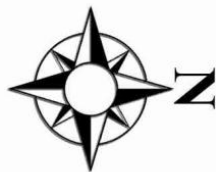


- Refurbished Throughout
- Large Living Room
- Close To Great Transport Links
- Gas Central Heating
- Secure Entry-Phone System
- Large Double Bedroom
- Bathroom/WC with Shower
- (20/25 Mins City/West End)
- Private Parking



NORTHCOTT AVE N22

TOTAL APPROX. FLOOR AREA 473 SQ.FT. (43.9 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+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          |         |           |
|                                             |          | 76      | 81        |
|                                             |          |         |           |

Address: Northcott Avenue, N22 7AP

**Tenure:**  
Leasehold

**Ground Rent:**  
£150 pa

**Service Charges:**  
1300 pa

**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.