



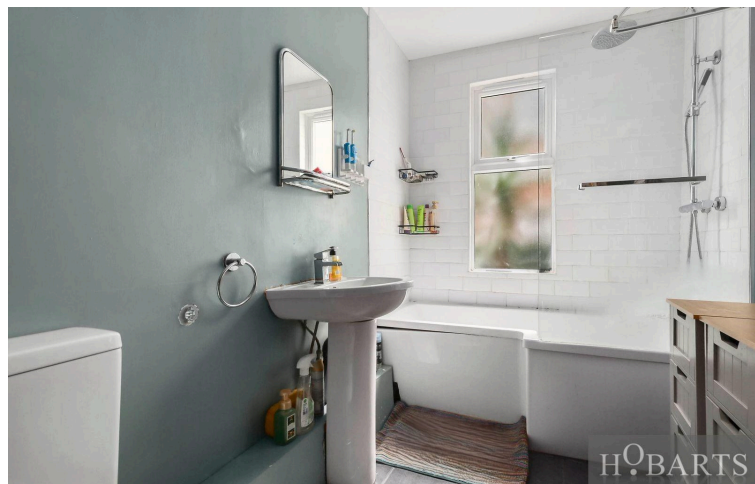
TWO-BEDROOM EDWARDIAN GROUND FLOOR MAISONETTE WITH OWN FRONT ENTRANCE AND OWN REAR GARDEN. The property comprises, own front entrance leading to an internal hallway, front lounge/reception room, adjacent large double bedroom, bath/shower room/WC, fitted kitchen and a second bedroom to the rear. There is also a private predominantly South-facing rear garden. The property is ideally located for Alexandra Palace National Rail & Bounds Green Tube stations (20/25 mins City/West End), and the wonderful green open-spaces of Alexandra Park and Palace. * CHAIN FREE BUYER PREFERRED **

Crescent Road, Alexandra Park, London, N22 7RZ

£525,000 | Leasehold

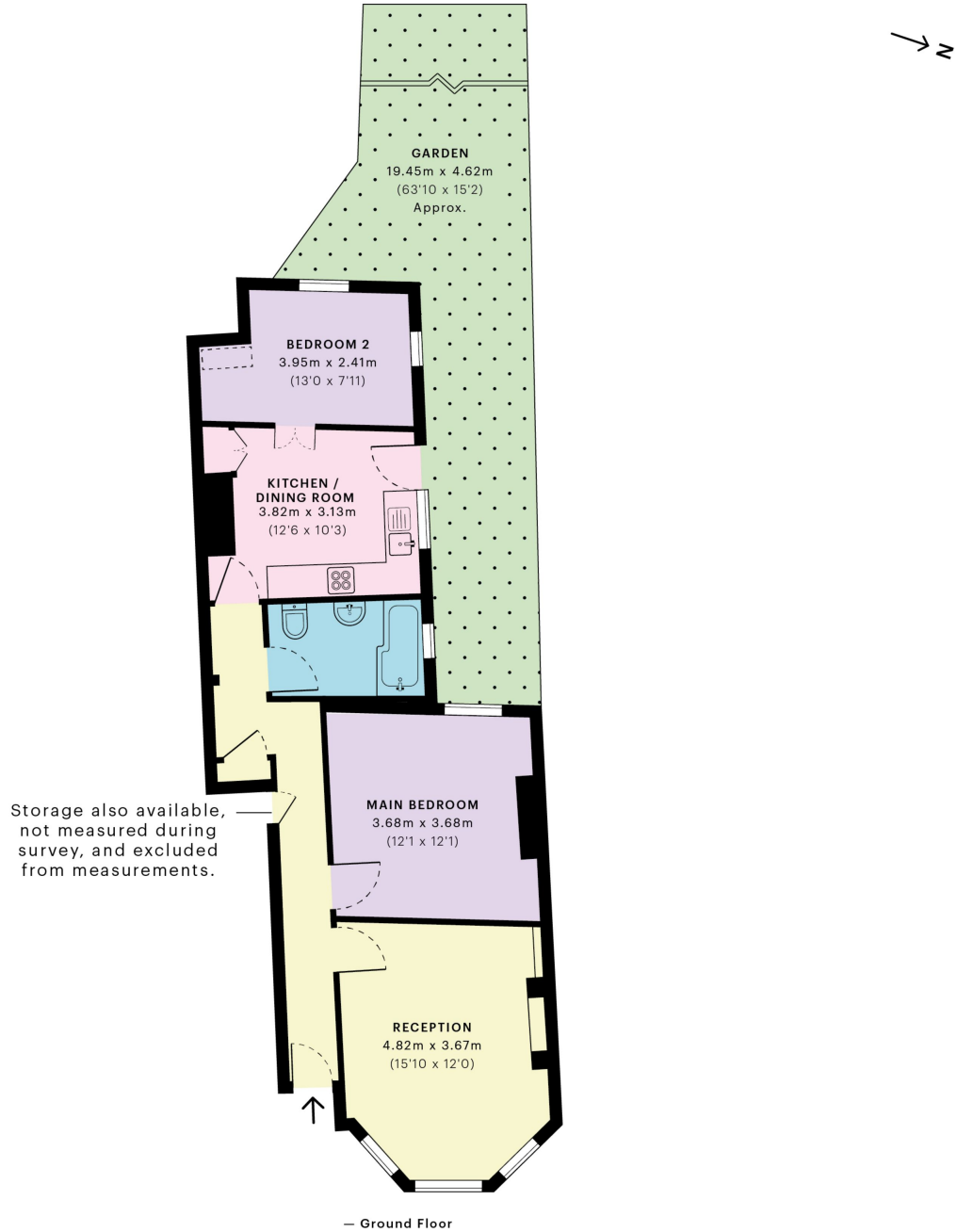
HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

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



- Ground Floor Edwardian Maisonette
- Many Original Features
- Gas Central Heating
- Kitchen/ Diner
- 20/5 Mins City/West End
- Close to Shops/Park/Amenities

- Own Private Rear Garden
- Close to Great Transport Links
- Family Bath/Shower Room/WC
- Double -Glazed
- Close to APS Secondary School
- Own Front Entrance



GROSS INTERNAL AREA (GIA)
The footprint of the property
65.68 sqm / 706.97 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
60.93 sqm / 655.85 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.41 sqm / 4.41 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 64.49 sqm / 694.36 sqft
IPMS 3C RESIDENTIAL 61.36 sqm / 660.47 sqft

*Excluded from measurements

SPEC ID 563613907d7a5e20dd8247e8f



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	70	78
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address: Crescent Road, Alexandra park, N22 7RZ

Tenure:
Leasehold

Ground Rent:
TBC

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

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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.