



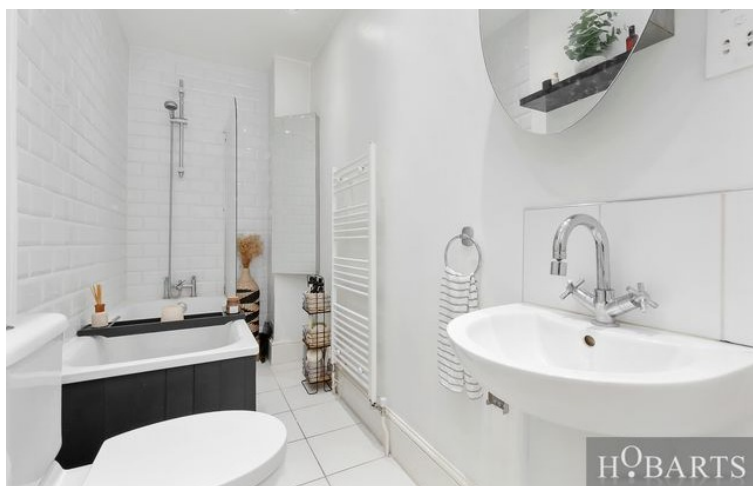
**STYLISH AND TASTEFULLY PRESENTED TWO-BEDROOM GROUND-FLOOR EDWARDIAN CONVERTED APARTMENT WITH OWN REAR GARDEN.** The accommodation comprises; Attractive frontage, door to lobby area, own front door, internal hallway, large frontal double bedroom with feature fireplace, high ceilings and built in wardrobes, separate contemporary white styled bath/shower room/WC, adjacent second smaller double bedroom, fitted kitchen/dining area with door leading out to enclosed patio area, large full width lounge/living area flooded with natural light with double doors leading out to a lovely bright, low maintenance rear garden with shed. Ideally located in a sought-after cul-de-sac road within minutes' walk of Alexandra Palace, National Rail & Bounds Green/Wood Green Tube stations (20/25 Mins City/West End) and the attractive green open spaces of Alexandra Park and Palace.

Cornwall Avenue, Alexandra Park, London, N22 7DA

£550,000 | Leasehold

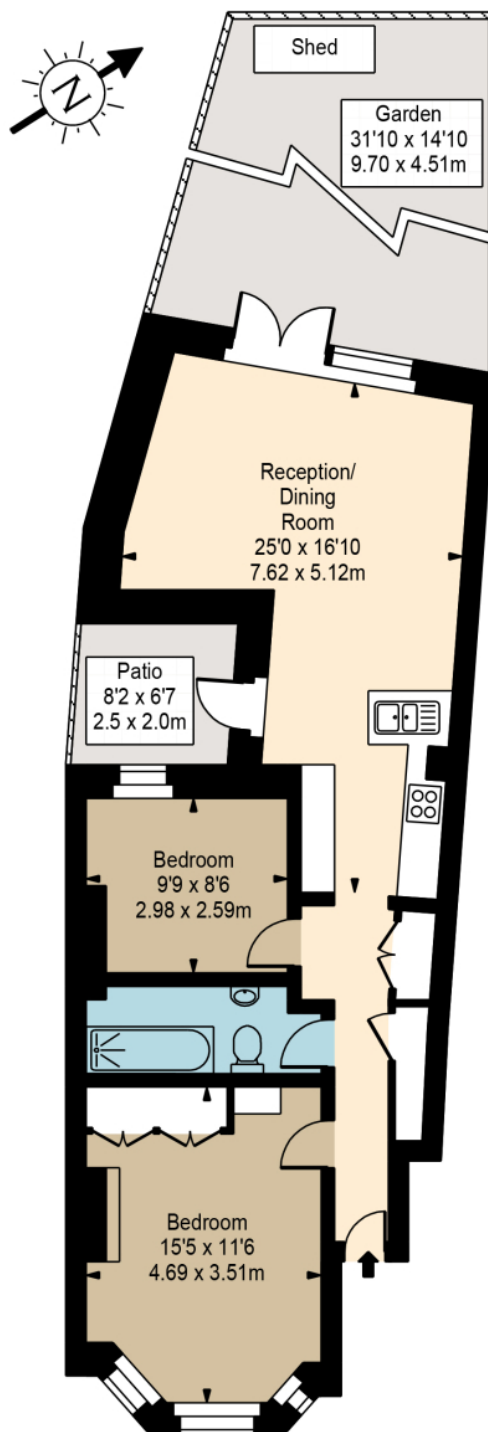
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

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



- Two-Double Bedrooms
- Ground Floor Converted Apartment
- Fitted Kitchen Semi-Open to Large Living Area
- Additional Internal Courtyard Area
- 20/25 Mins City/West End
- Close to Shops/Transport/Amenities
- White Secure Double-Glazing
- Own Rear garden
- Period Features & Characteristics
- Close to National Rail/Tube Stations
- Close to Alexandra Park & palace
- Recently Redecorated

## Cornwall Avenue



## Ground Floor

Approx Gross Internal Area **694 Sq Ft - 64.47 Sq M**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Floor plan by [www.bestangle.co.uk](http://www.bestangle.co.uk)



| 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> | 76      | 76        |
| (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                   |          |         |           |
| EU Directive 2002/91/EC                     |          |         |           |

Address: Cornwall Avenue, N22

**Tenure:**  
Leasehold

**Ground Rent:**  
250 pa

**Service Charges:**  
TBC

**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

Zoopla.co.uk

propertyfinder.com



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