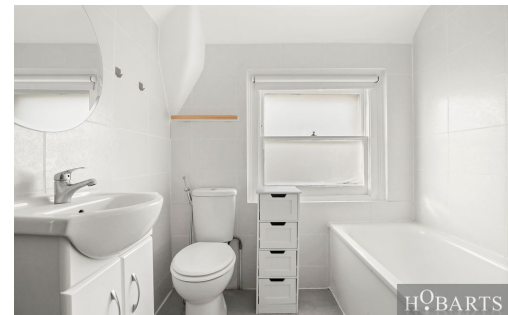
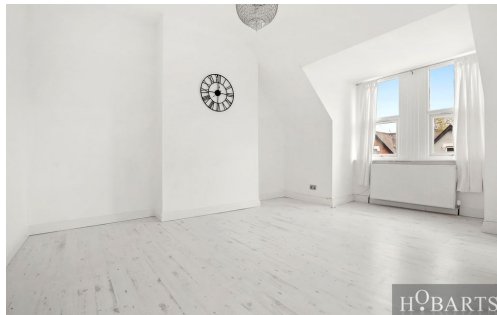




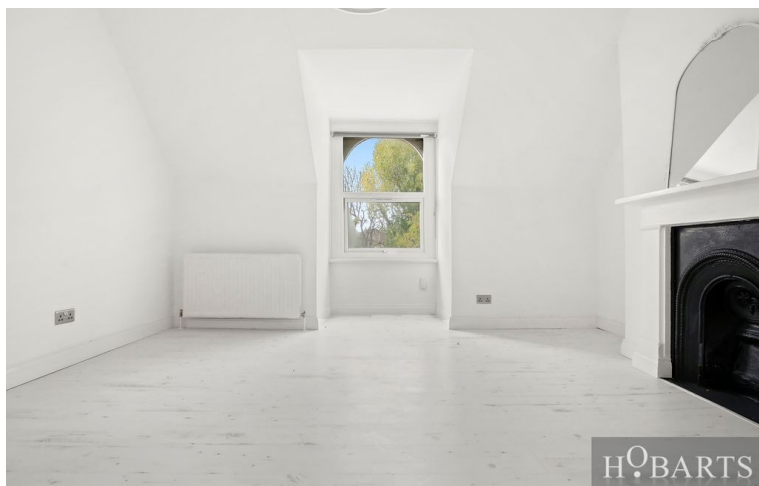
ONE-DOUBLE BEDROOM TOP FLOOR APARTMENT CONVERTED FROM THE UPPER FLOOR OF A SUBSTANTIAL EDWARDIAN HOUSE. The property is currently undergoing re-decoration throughout and would ideally suit discerning purchasers looking for a ready to move into home that is easily accessible to all amenities, including Alexandra Palace National Rail & Wood Green Tube Stations (2025 Mins City/West End). Wood Green Main Shopping City and the wonderful green open spaces of Alexandra Park and Palace. **** SHARE OF FREEHOLD/CHAIN FREE ****

Park Avenue, Alexandra Park, London, N22 7EX

Priced to sell £400,000 | Share of Freehold

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

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



- Upper Floor Security
- Gas Central Heating
- Separate Bath/Shower Room/WC
- Open-Plan Fitted Kitchen/Dining/Living Area
- 20/25 Mins City/West End
- SHARE OF FREEHOLD
- Period Features & Characteristics
- One-Double Bedroom
- High Ceilings
- Close Tube/Rail/All Amenities
- CHAIN FREE
- NEW 999-YEAR LEASE

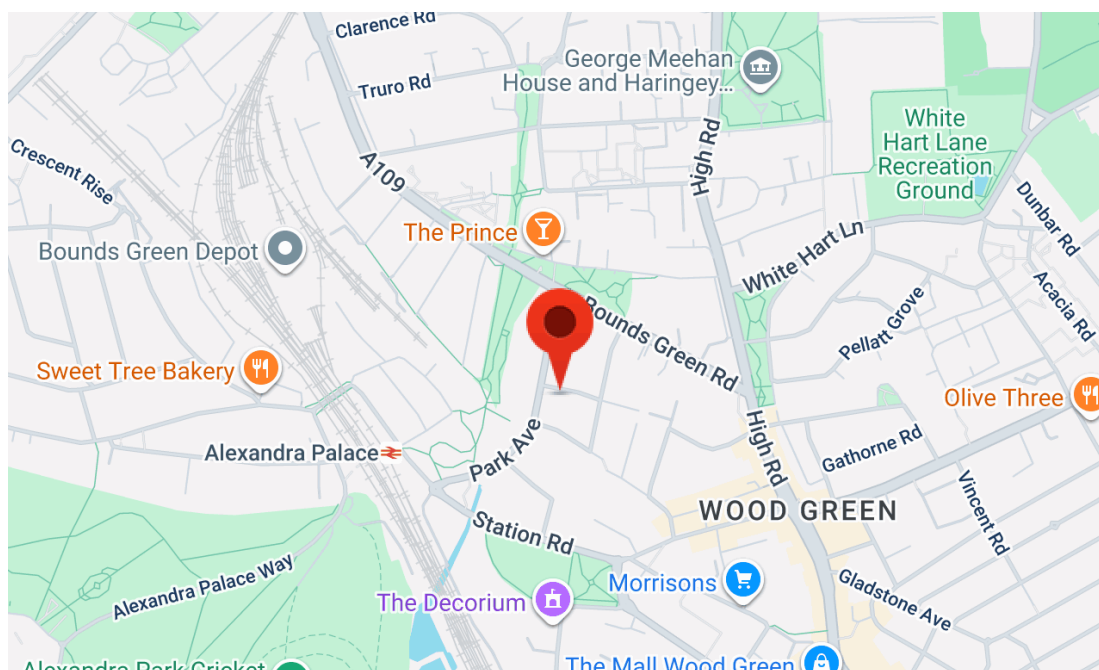


1ST FLOOR
ENTRANCE

2ND FLOOR

PARK AVENUE
TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57 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	51	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address: Park Avenue, Alexandra Park, N22

Tenure:
Share of Freehold

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:
8 CRESCENT ROAD, Alexandra
Park, LONDON N22 7RS

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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.