



**THREE-BEDROOM BAY-FRONTED EDWARDIAN FAMILY HOME WITH A GARAGE IN NEED OF MODERNISATION AND REDECORATION THROUGHOUT.** The property retains much of its original character and charm, along with some fine period features, and is ideally located in one of f Alexandra Park's sought-after roads, close to Alexandra Palace National Rail Station (20/25 Mins City/West End) and within easy walking distance of the highly rated APS & Rhodes Avenue Primary schools. \*\*  
**POTENTIAL TO EXTEND TO THE LARGE LOFTSPACE AND /OR GROUND FLOOR REAR \*\***

Outram Road, Alexandra Park, London, N22 7AF

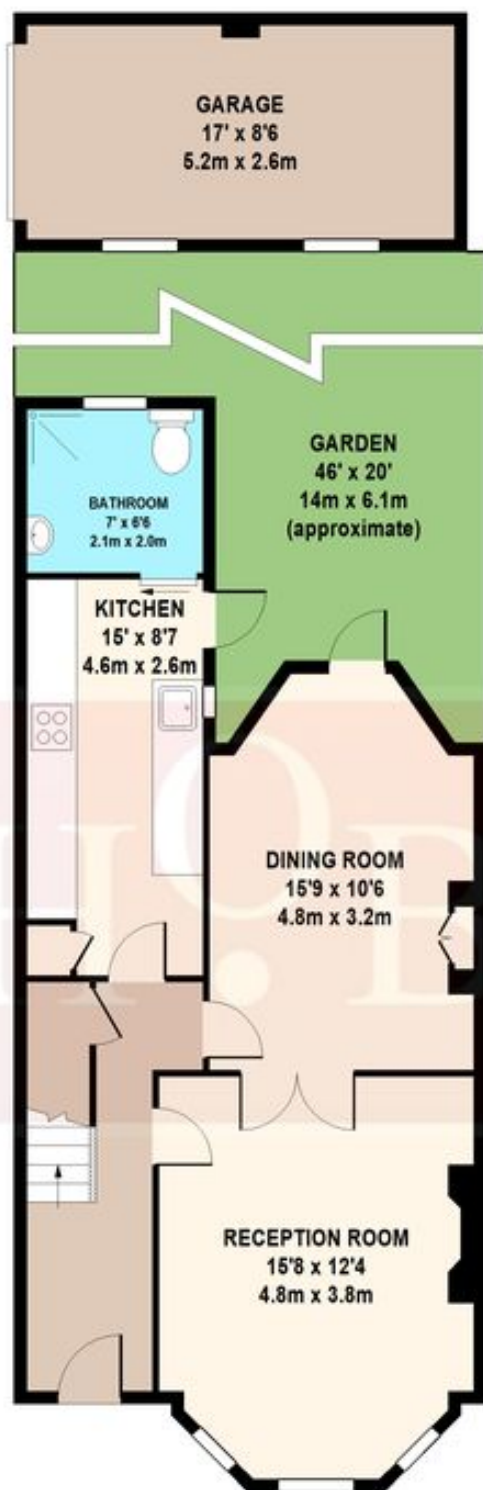
£1,100,000 | Freehold

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

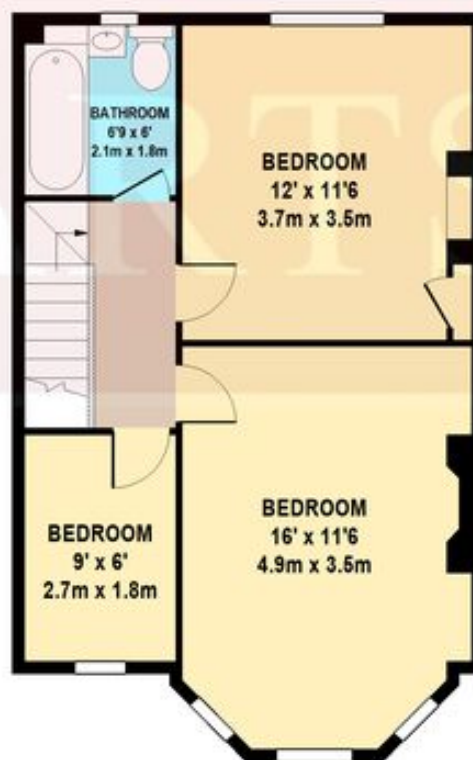
sales@hobartsproperty.co.uk  
 www.hobartsproperty.co.uk  
 0208 348 3333



- Edwardian Family Home
- Bath/Shower Room/WC
- Two Reception Rooms
- Close to All Amenities
- Close to Alexandra Park & Palace
- POTENTIAL TO EXTEND TO THE REAR
- Three Bedrooms
- Garage at Rear
- Some Original Features
- APS & RHODES AVENUE SCHOOLS
- POTENTIAL TO EXTEND TO THE LOFT
- IN NEED OF UPDATING/REDECORATION



GROUND FLOOR



FIRST FLOOR

OUTRAM ROAD  
TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (100 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+)                                       | <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                   |          | 66                      | 82        |
|                                             |          | EU Directive 2002/91/EC |           |

Address: Outram Road, N22

**Tenure:**  
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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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.