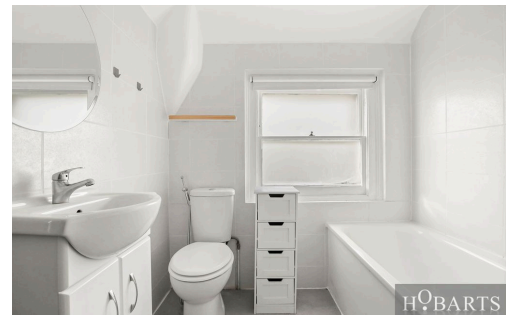
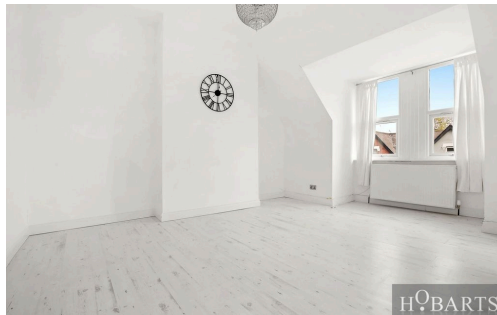




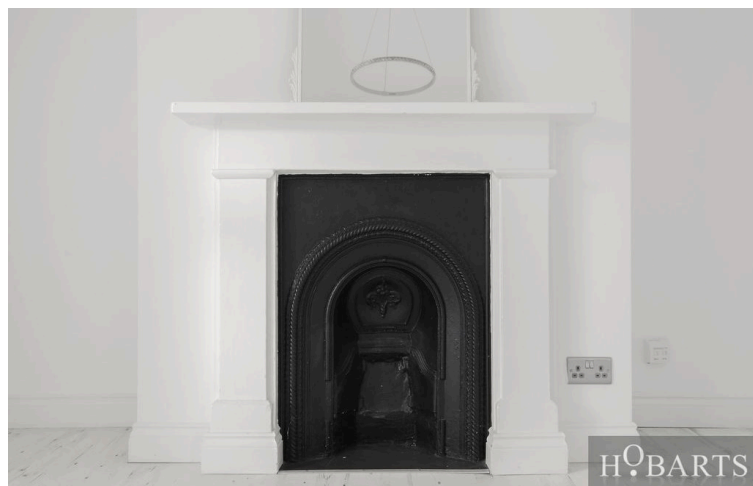
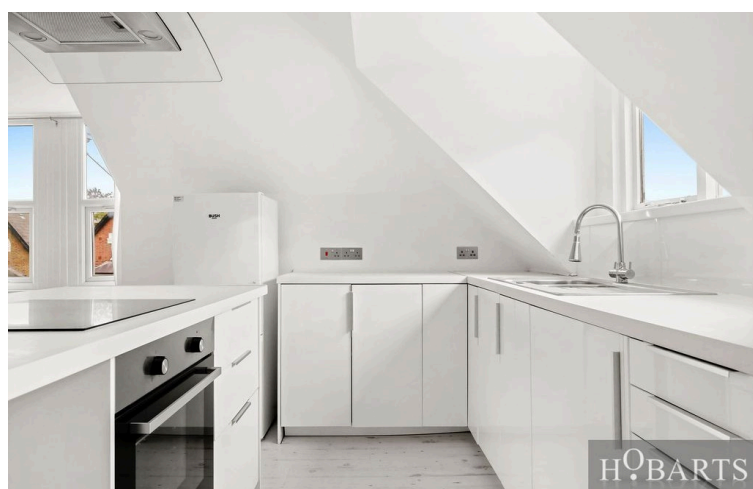
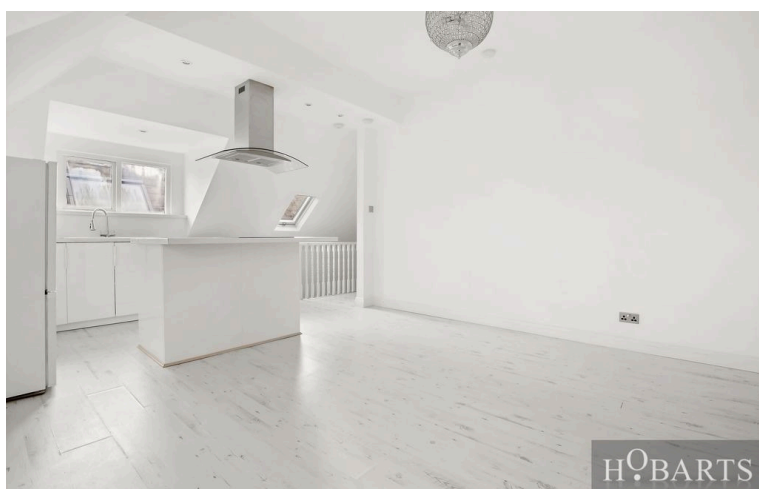
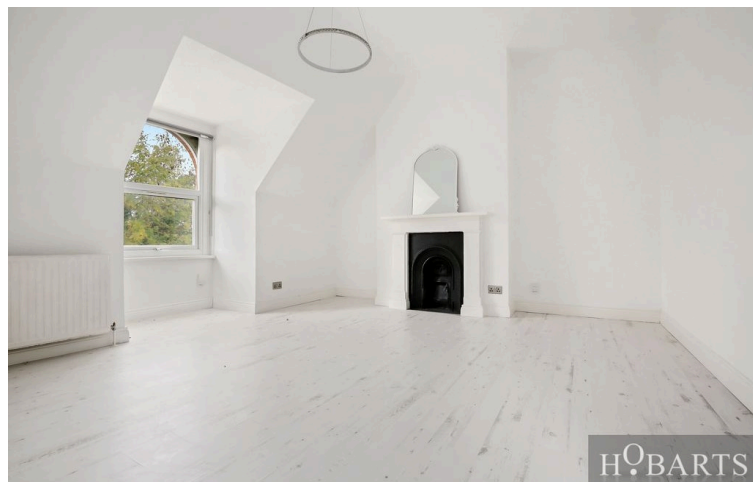
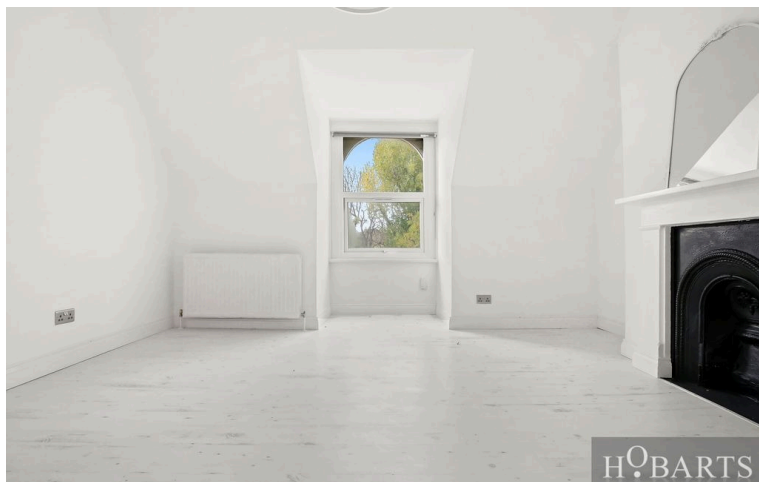
STUNNING ONE-DOUBLE BEDROOM TOP FLOOR APARTMENT CONVERTED FROM THE UPPER FLOOR OF A SUBSTANTIAL EDWARDIAN HOUSE. This Spacious 2nd (top floor) apartment has just been tastefully refurbished and offers a generous bright reception room, contemporary stylish fully equipped fitted kitchen, stunning modern white shower bathroom suite and a very good sized, bright double bedroom with fitted wardrobes, this unique smart beautifully presented apartment is ideal for single/couple who are looking to move into home that is easily accessible to all amenities, including Alexandra Palace National Rail & Wood Green Tube Stations (20 Mins City/West End), Wood Green Main Shopping City and the wonderful green open spaces of Alexandra Park and Palace.

Park Avenue, Alexandra Park, London, N22 7EX

£1,750 pcm

HOBARTS ESTATE AGENTS - LONDON (North)
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LONDON N22 7RS

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- Upper Floor Security
- Gas Central Heating
- Separate Bath/Shower Room/WC
- Open-Plan Fitted Kitchen/Dining/Living Area
- 20/25 Mins City/West End
- Excellent Location
- Spacious Bright Reception Room
- Period Features & Characteristics
- One-Double Bedroom
- High Ceilings
- Close Tube/Rail/All Amenities
- Newly Refurbished
- Interior Designed



1ST FLOOR
ENTRANCE

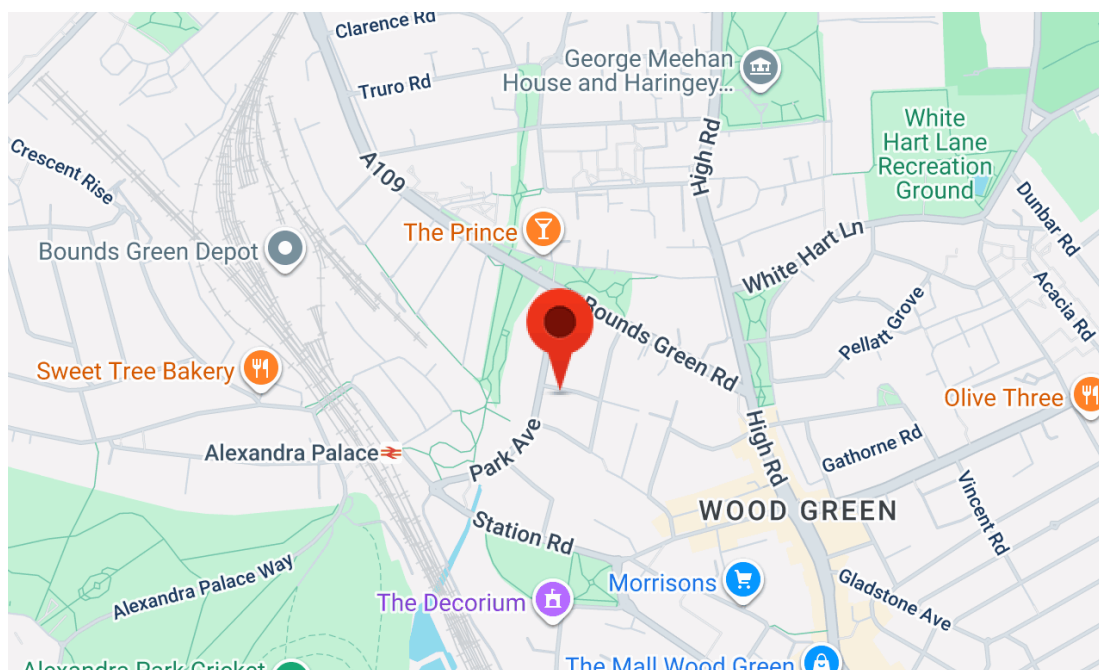
2ND FLOOR

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

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.