

Wenlock & Taylor



Victoria Road, Alexandra Park
London, N22 7XA

N22

Price £595,000



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This 767 sq.ft (71 sq.m) approx Ground Floor Flat (with own street entrance) is within a prominent two storey End of Terrace building located on a wide corner plot to Victoria Road/Crescent Road and a short walk from Alexandra Palace station. The flat is offered with no upper chain and comprises 2 double bedrooms, central reception, kitchen with utility area, bathroom/wc and a feature 40ft rear/side garden and 30ft front/side garden with possibly development potential (subject to planning permission). The flat retains many of its period style features/fireplaces, has secondary glazed windows, central heating, some wood flooring and is in need of some updating. Tenure is Leasehold (147 years unexpired) and Council Tax band is 'D' (London Borough of Haringey).



ENTRANCE HALL
with stained glass front door, high level mounted electric meter, wood flooring, radiator, understairs cupboard, two built in storage cupboards.

RECEPTION (CENTRE)
14'0 (to alcove) x 10'5 (4.27m (to alcove) x 3.18m)
with wood flooring, period style fireplace, built in alcove storage, radiator, door to kitchen.

KITCHEN
8'5 x 6'11 (2.57m x 2.11m)
with sink/drain, wall and base cupboards, work surface, tiled splashback, open access to utility area (6'11 x 4'9) with central heating boiler, radiator, door to outside spaces.

BEDROOM 1 (FRONT)
13'10 (to bay) x 12'5 (to alcove) (4.22m (to bay) x 3.78m (to alcove))
with secondary glazed windows, radiator, ceiling cornice, period style fireplace and surround.

BEDROOM 2
12'7 (to alcove) x 11'4 (3.84m (to alcove) x 3.45m)
with radiator, secondary glazed windows, tiled fireplace, ceiling cornice.

BATHROOM WC
with white suite comprising bath and shower attachment, victorian style pedestal wash hand basin, wc, radiator, half tiled walls, tiled floor.

GARDEN(S)
Wide/irregular shaped rear/side garden plot 40ft x 20ft (visual estimate) with possibly development potential (subject to planning permission) and leading to wide irregular shaped 25ft front garden.

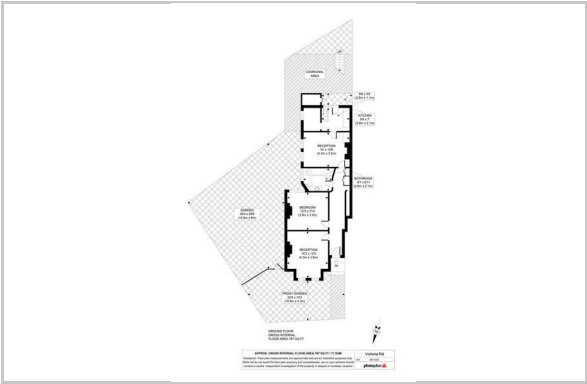
TENURE
The tenure is Leasehold for a term of 189 years from 1983 (therefore 147 years unexpired).

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

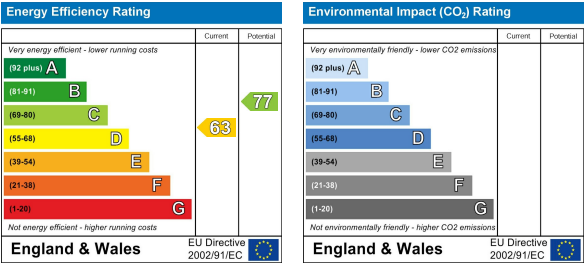
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.