

**** INVESTMENT/REFURBISHMENT OPPORTUNITY **** SUBSTANTIAL END-TERRACED 10 HABITABLE ROOM DWELLING WITH ACCOMMODATION LAID OUT OVER THREE MAIN FLOORS. The larger-than-average accommodation comprises 10 habitable rooms, 2 bath/shower rooms, 3 WCs, and a large rear garden. The property requires complete refurbishment throughout and would ideally suit investors looking for a multi-room project to rent out. Ideally located for all amenities, including Alexandra Palace National Rail & Wood Green Transport Hub Station (20/25 Mins City/West End) and the wonderful green spaces of Alexandra Park and Palace itself.

Park Avenue, Alexandra Park, London, N22 7EX

Offers in excess of £900,000 | Freehold

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

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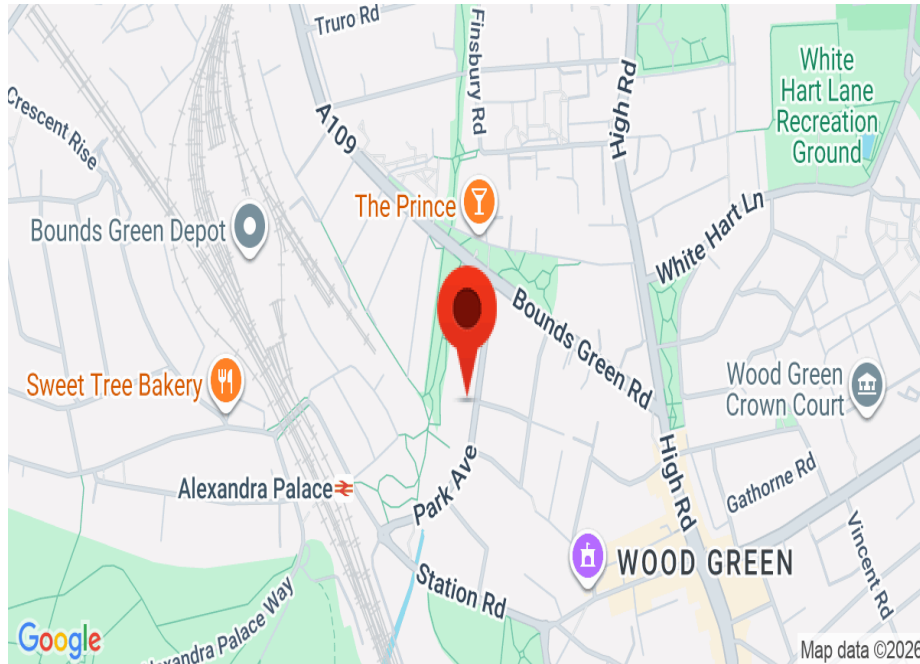
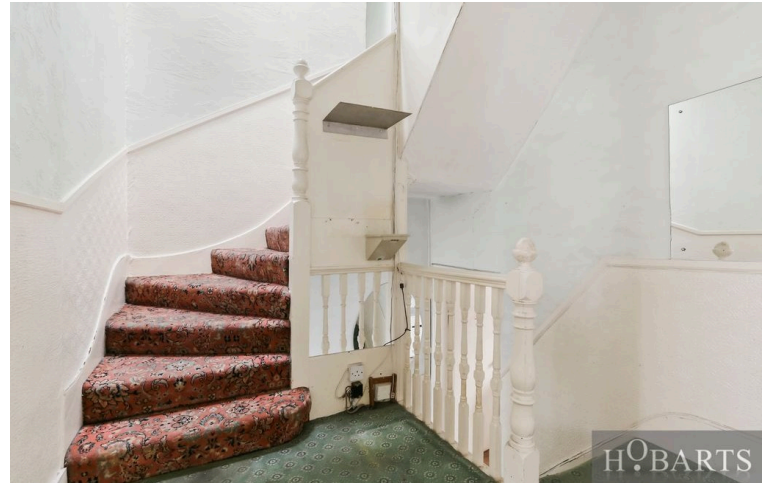


- 10 Habitable Rooms
- 20/25 Mins City/West End
- Small Storage Cellar
- Three WC's
- POTENTIAL TO EXTEND
- Close to Shops/Transport/Amenities
- Two Bath/Shower Rooms
- INVESTMENT/ REFFURBISHMENT PROJECT
- Large Rear Garden



PARK AVENUE
TOTAL APPROX. FLOOR AREA 2485 SQ.FT. (231 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	65	74
(39-54)	E		
(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:
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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