



**\*\* CHAIN FREE - THREE-BEDROOM MID TERRACED HOUSE IN NEED OF UPDATING \*\*** The accommodation comprises a front garden, a front door opening to an entrance hallway, two interconnecting reception rooms, a separate kitchen with a door to a rear garden, and stairs from the entrance hallway to a first-floor landing area with three bedrooms and a family bath/shower room/WC. The property is ideally located in a popular residential turning close to all amenities, including schools, bus routes and a short distance to Wood Green Tube/Transport Hub (20/25 Mins City/West End). **\*\* POTENTIAL TO EXTEND / REFURBISHMENT OPPORTUNITY \*\***

Paisley Road, London, N22 5RA

£550,000 | Freehold

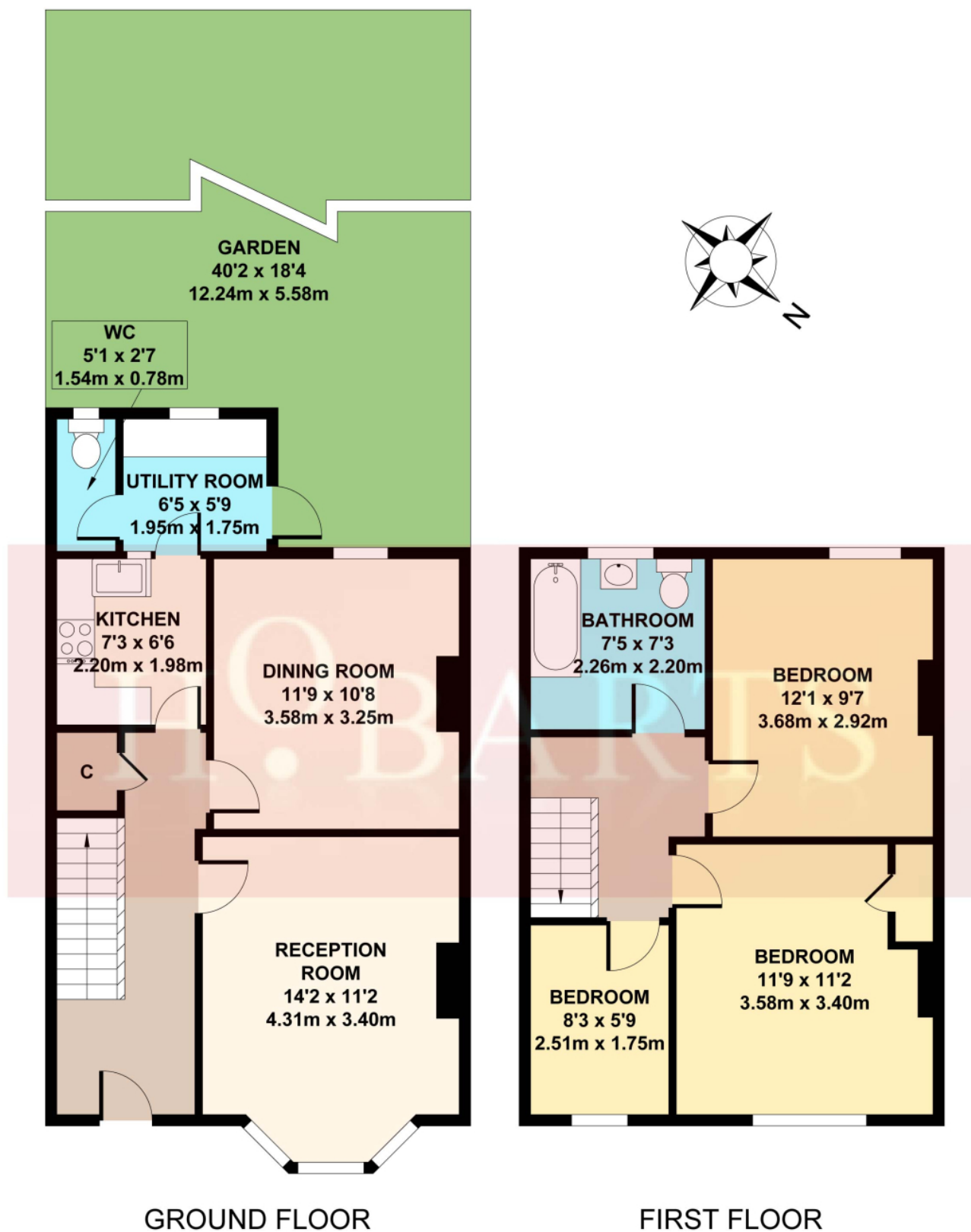
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

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0208 348 3333



- Three-Bedrooms
- Upstairs Bathroom/WC
- Own Front & Rear Garden
- Popular Residentail Location
- CHAIN FREE

- Separate Kitchen
- Two-Interconnected Receptions
- REFURBISHMENT OPPORTUNITY
- 20/25 Mins City/West End



## PAISLEY

Total Approx. Floor Area 84.60 Sq.M. (910.62 Sq.Ft.)

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, systems 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> |                         | 86        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 69                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

Address: Paisley 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](http://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.