



CHARMING AND SPACIOUS THREE-STOREY 4 BEDROOM END OF TERRACE HOME WITH CHARACTER FEATURES

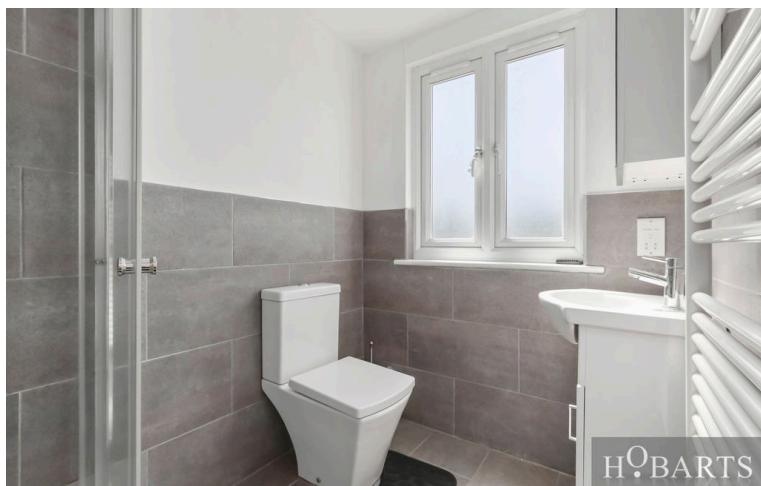
THROUGHOUT. Bright and inviting front reception room with large bay windows, open-plan dining and lounge area leading to a lovely rear extension dining area with separate storage/ utility room with large glass doors providing direct access to the garden, and a substantial rear garden. Well arranged across three floors with three generous double bedrooms, an additional single bedroom/study, a modern family bathroom, and a separate modern guest WC. The top floor features a superb principal double bedroom with a modern en-suite shower room, creating an ideal private suite. A wonderful blend of period charm, space, and versatile living. Ideally situated for sought-after local schools (Rhodes & APS), local shops, and the green surroundings of Alexandra Park and Palace, and close to Alexandra Palace National Rail Station (20/25 Mins City/West End).

Crescent Rise, Alexandra Park, London, N22 7AW

£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



- 20/25 Mins City/ West End
- Close to Shops/Amenities
- Open-Plan Lounge/Dining
- Modern Bathrooms/ Guest WC
- Additional Storage/Utility Room

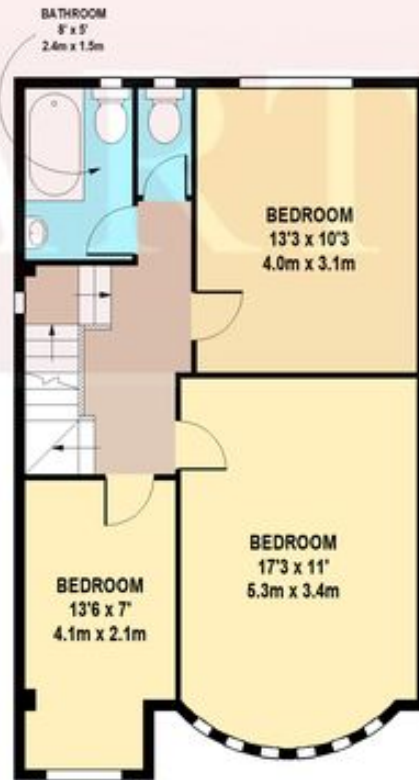
- Wood Flooring
- Close to APS/Rhodes Avenue
- Large Private Rear Garden
- Top Floor En-Suite Bedroom
- Close to Alexandra Park & Palace



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

CRESCENT RISE
TOTAL APPROX. FLOOR AREA 1642 SQ.FT. (153 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		71	81

Address: Crescent Rise, 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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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.