



**\*\* - IDEAL INVESTMENT/ FIRST PURCHASE - TOP FLOOR CONVERTED APARTMENT.** The self-contained apartment comprises 337 square feet of living space which has been cleverly laid out to provide adequate living/eating/sleeping space with a bright outlook to the rear. The property is in a fantastic location, within a few minutes' walk from the attractive green surroundings and excellent views of Alexandra Park and Palace, along with good local shops, restaurants, and the extensive amenities of Wood Green Main Shopping City. Additionally, the property is just a short walk from Alexandra Palace National Rail and Wood Green Tube Station (Piccadilly Line), providing easy and efficient routes into Central London (20/25 minutes approx. to the City of London and the West End).

**Barratt Avenue, Alexandra Park, London, N22 7EZ**

**Offers in the region of £285,000 | Leasehold**

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

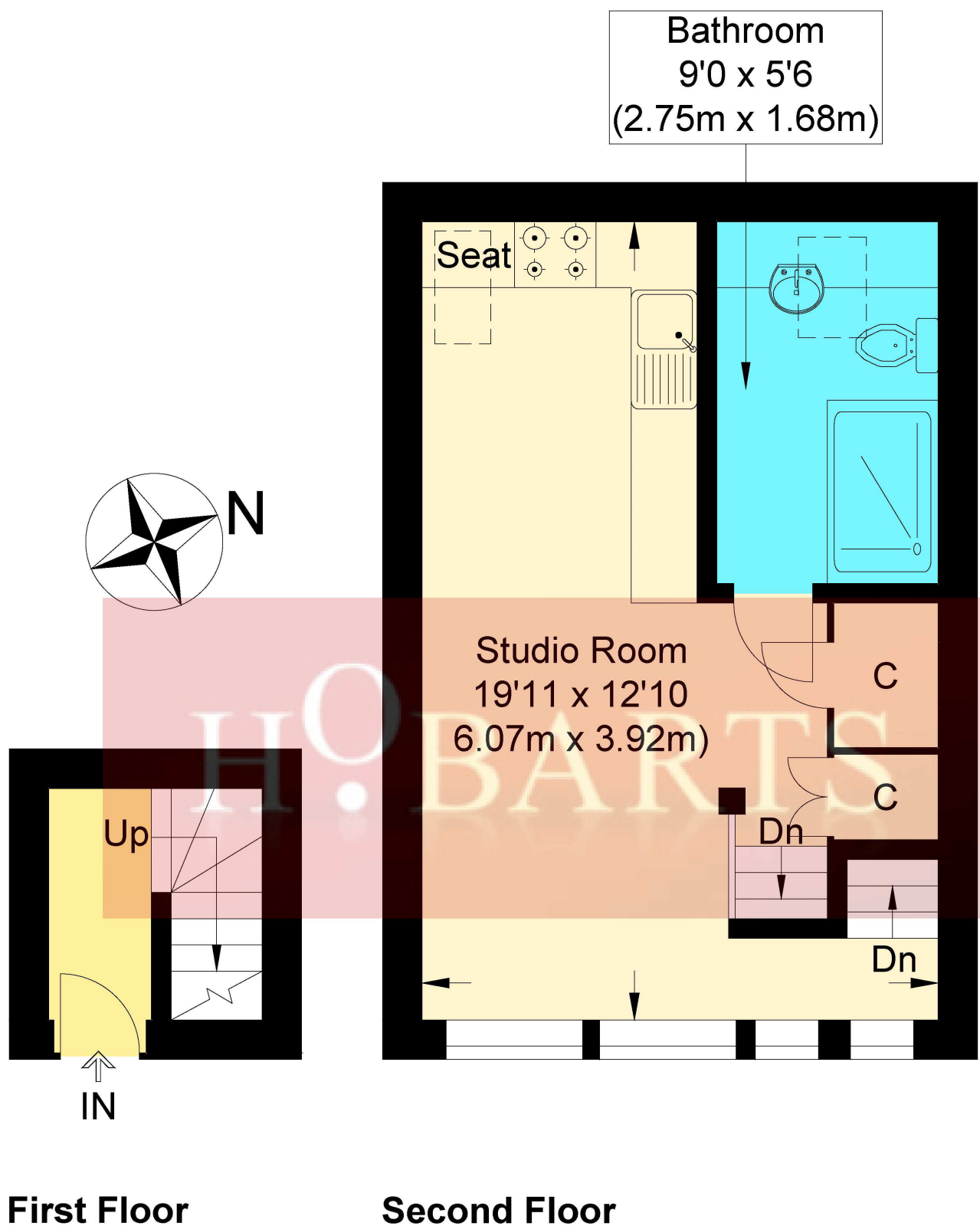
sales@hobartsproperty.co.uk  
www.hobartsproperty.co.uk  
0208 348 3333





- Sought-After Location
- Close to Alexandra Park & Palace
- Bright and Spacious Layout
- Separate Spacious Shower Room
- Ideal Buy to Let Investment
- 20/25 Mins City/West End

- Excellent Transport Links
- Close to Shops & Amenities
- Fitted Kitchen/Breakfast Area
- Ideal First Time Purchase
- Long Lease
- Upper Floor Security



## Barratt Avenue ,N22

Approximate Gross Internal Area : 26.70 sq m / 287.39 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		71
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address: Barratt Avenue, Alexandra Park, London, N22

**Tenure:**  
Leasehold

**Ground Rent:**  
75 pa

**Service Charges:**  
N/A

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

sales@hobartsproperty.co.uk  
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.