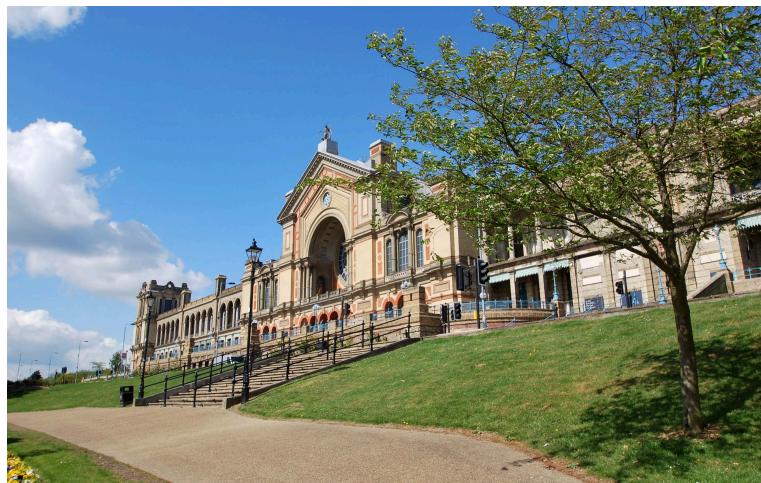




**** - IDEAL INVESTMENT/ FIRST PURCHASE - TOP FLOOR CONVERTED APARTMENT.** The self-contained apartment comprises 337 square feet of living space which has been cleverly laid out to provide adequate living/eating/sleeping space with a bright outlook to the rear. The property is in a fantastic location, 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).

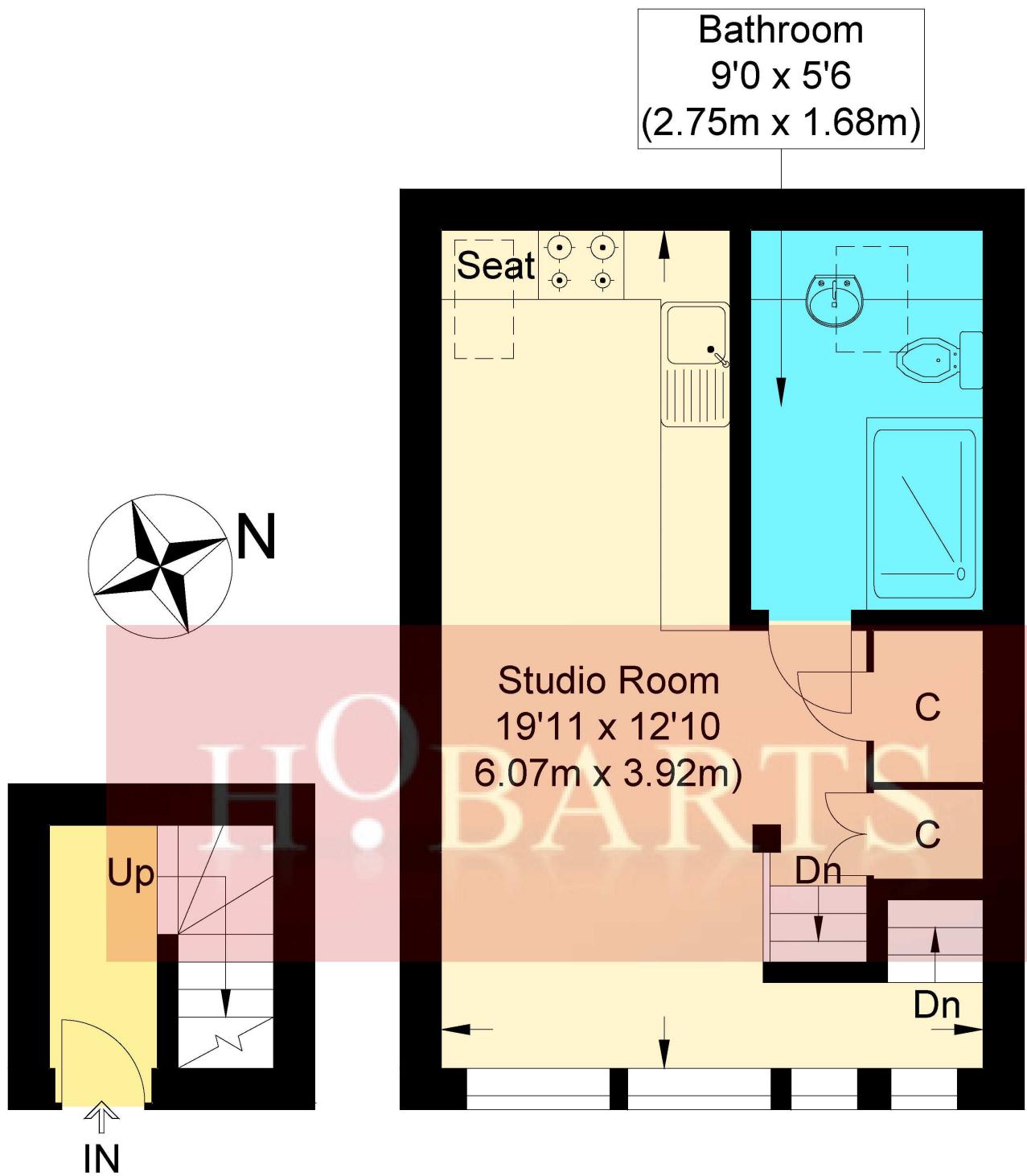
Barratt Avenue, Alexandra Park, London, N22 7EZ

Offers in the region of £285,000 | Leasehold



- 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

**First Floor****Second Floor**

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+)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
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

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Zoopla.co.uk

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