



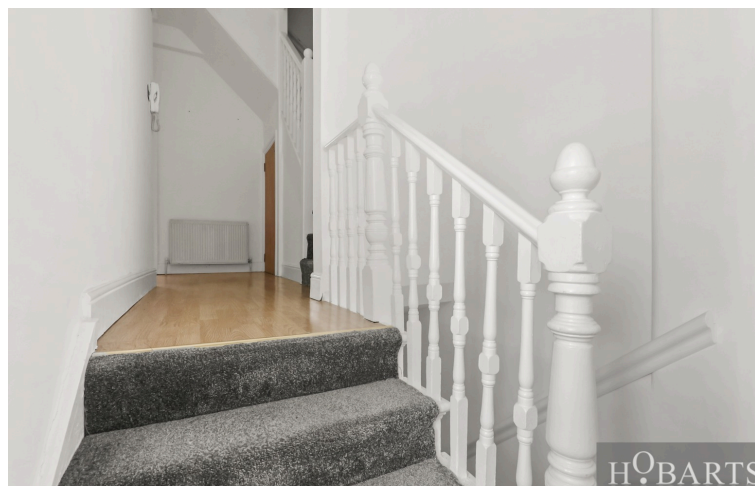
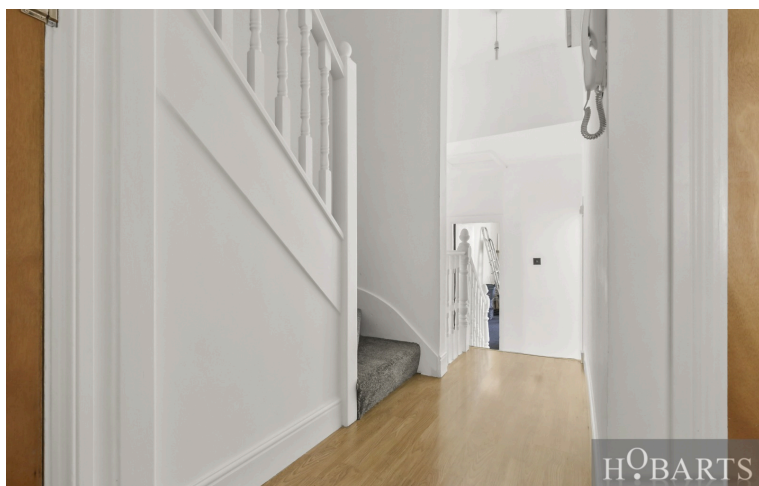
Stylish and tastefully presented three-double bedroom, two bath/shower room, first and upper(second) floor split-level flat for sale located opposite 'The Triangle' at the heart of alexamdra park's residential district. The property has benefited from extensive updating and redecoration throughout and is ideally located for all amenities, including Alexandra Palace National Rail 920/25 Mins City/West End), good local shopping, bus routes, and close to the wonderful green open spaces of Alexandra Park & Palace.

Crescent Road, Alexandra Park, London, N22 7RP

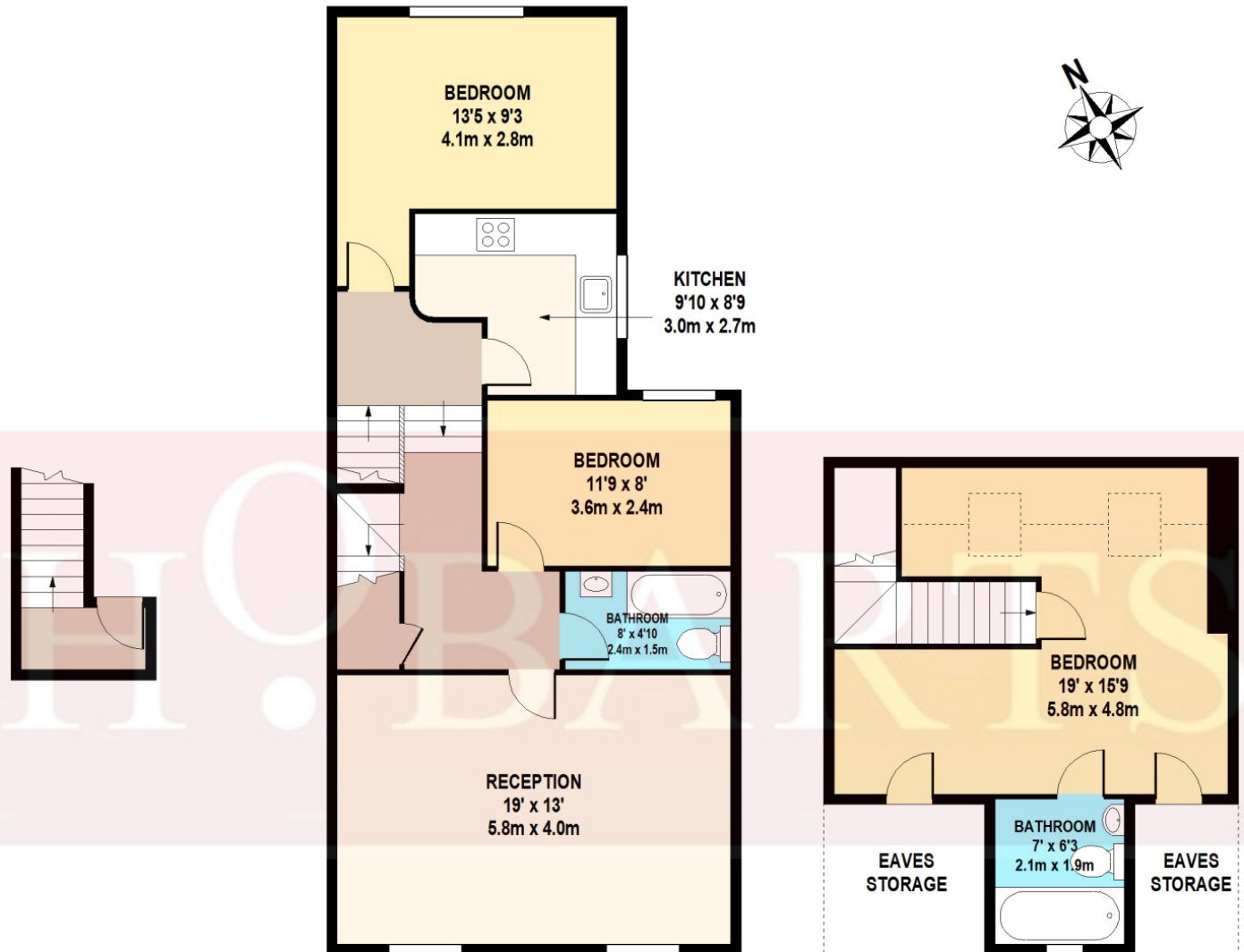
£450,000 | Leasehold

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

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



- Three-Double Bedrooms
- 999 year Lease
- Fitted Kitchen
- Close to Shops/Transport/Amenities
- Recently Re-Decorated
- Two Bath/Shower Room/WC's
- Large Lounge/Reception Room
- Double-Glazing
- Close to Alexandra Park & Palace



1ST FLOOR

2ND FLOOR

3RD FLOOR

CRESCENT ROAD  
TOTAL APPROX. FLOOR AREA 1108 SQ.FT. (103 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			

Address: Crescent Road, Alexandra Park, N22

**Tenure:**  
Leasehold

**Ground Rent:**  
N/A pa

**Service Charges:**  
N/A pa

**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.