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Stylish, beautifully presented two-double-bedroom ground-floor Edwardian-converted apartment with its own rear garden and a large timber workshop/studio.(home office potential) The accommodation comprises a shared front entrance to an entrance lobby, an own front door opening to an internal entrance hallway with under stairs storage, a large bay-fronted double bedroom with a feature brick fireplace surround, a second double bedroom with fitted wardrobes and double doors opening out to a small private courtyard space, and, to the rear, a bright and spacious open-plan dining/living area with a fully fitted, stylish kitchen and breakfast island; a door to the side leads to a contemporary-styled bath/shower room/WC. Bi-fold doors from the kitchen area lead out to the rear garden. The property is ideally located for APS Secondary School. Alexandra Palace National Rail (20/25 mins to City/West End) and the wonderful green open spaces of Alexandra Park & Palace.

Victoria Road, Alexandra Park, N22 7XD

Offers in excess of £675,000 | Share of 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





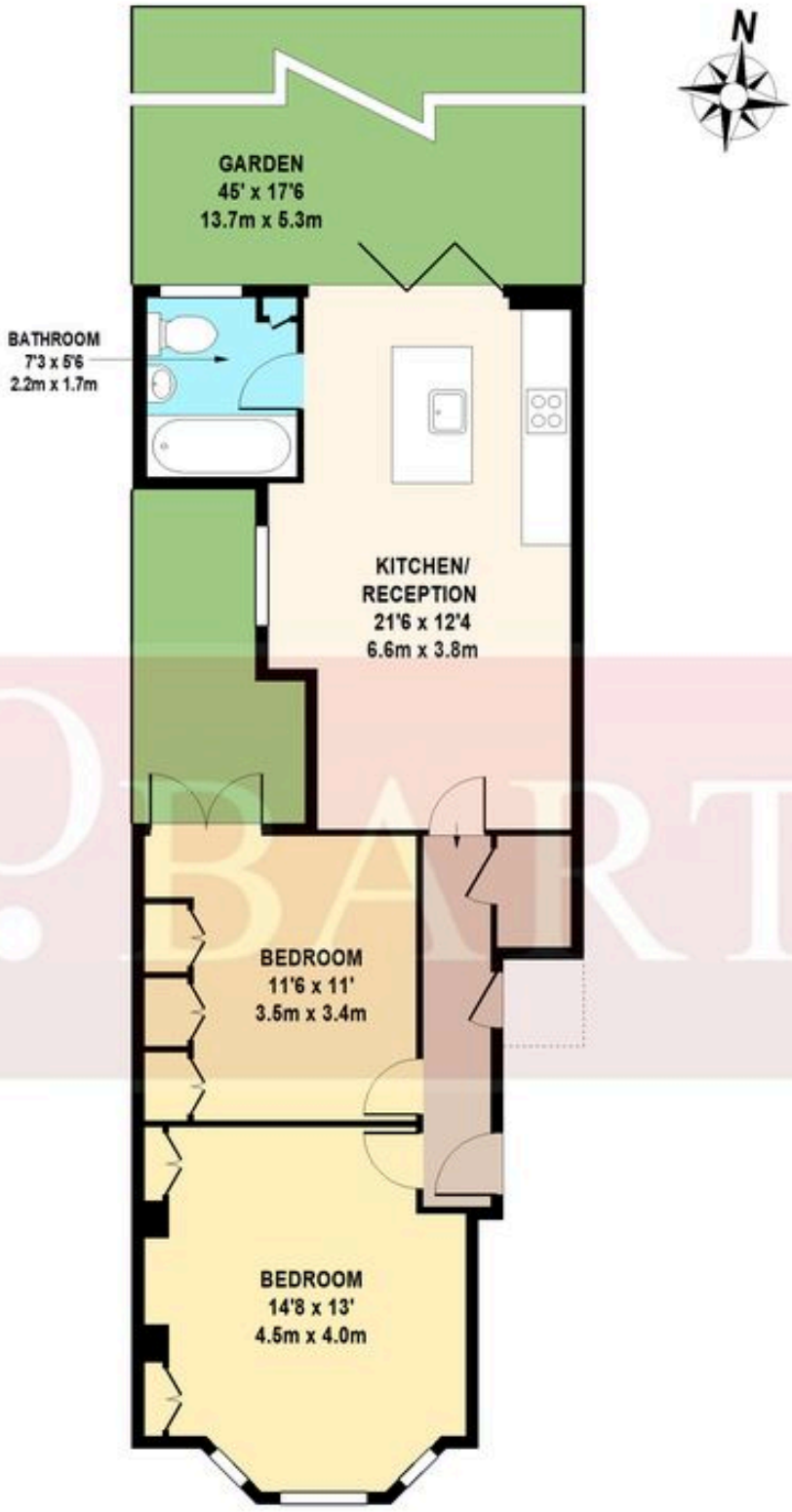








- Ground Floor Apartment
- Open-Plan Fitted Kitchen/Dining Living area
- Additional Private Courtyard Space
- Own 45' Rear Garden
- Secure Double-Glazing
- 20/25 Mins City/West End
- Own Rear Garden
- Two-Double Bedrooms
- Breakfast Island
- Rear Timber Workshop/Studio
- Bi-Fold Doors to Garden
- Close to APS School/Alexandra Park & Palace



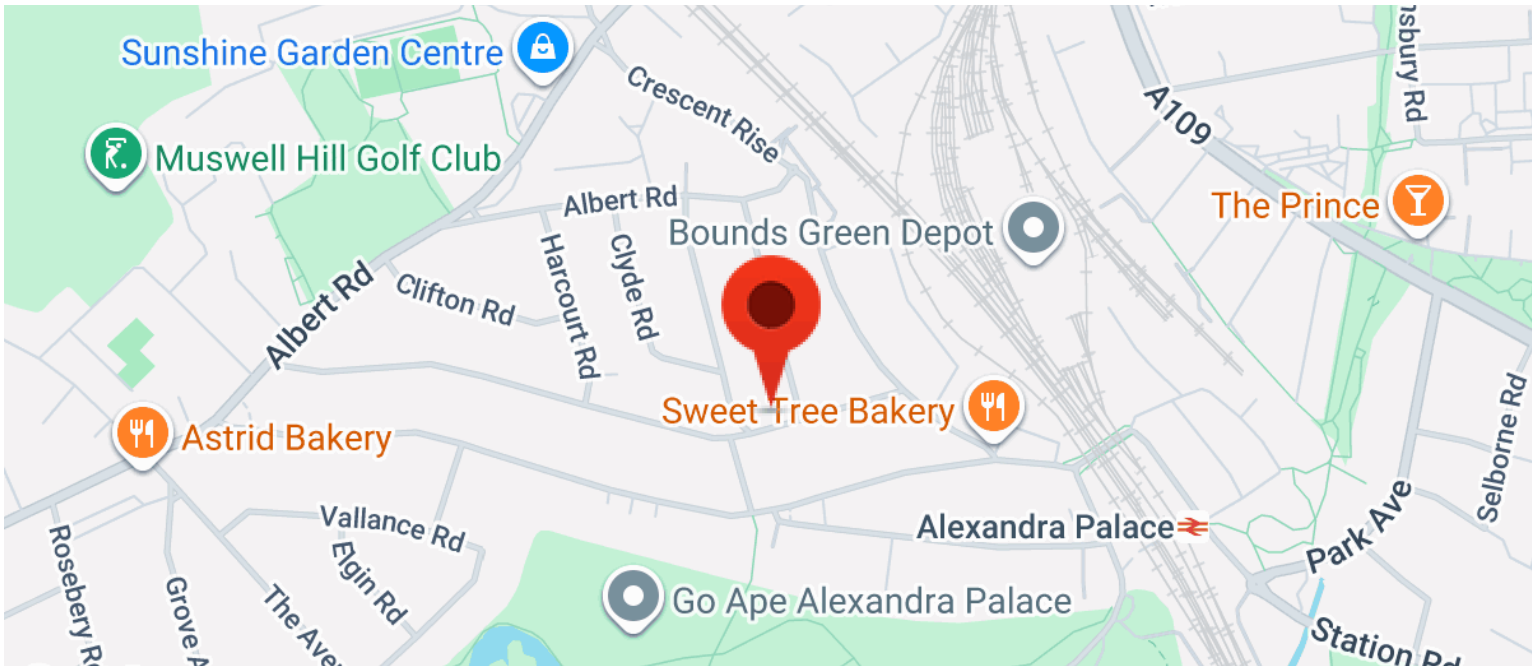
GROUND FLOOR

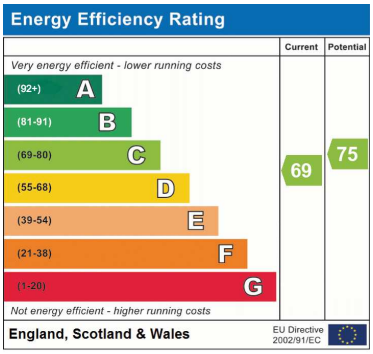
VICTORIA ROAD
TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 SQ.M.)

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.









Address: LONDON, N22

Tenure:
Share of 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.