



Glebe Road, LONDON N8 7DA

Asking Price £799,950

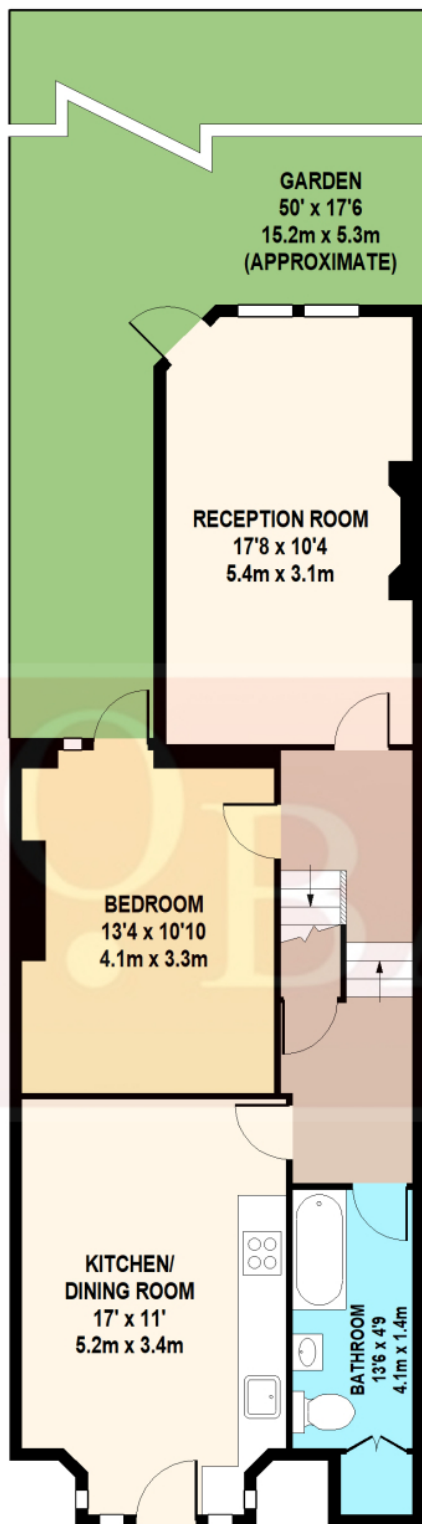
Excellent opportunity to acquire this most spacious 2-bedroom spit level DUPLEX maisonette being located in this tree lined residential turning being moments' walk from Hornsey main line station and the ever popular Crouch End Broadway with its array of restaurants, wine bars and excellent shopping facilities . Features include FGCH, kitchen/breakfast room, 2 bathrooms (1 ensuite) and OWN GARDEN.

Hobarts Estate Agents
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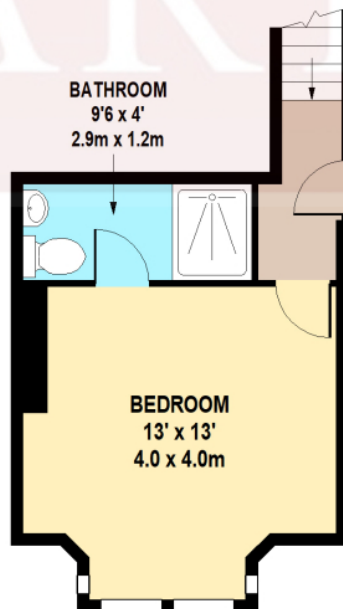


- Mid-floor flat
- EPC rating C (73/100)
- Private rear garden
- Walk to Crouch End Broadway
- Chain free

- 1 bedroom, 1 bathroom, 1 reception
- Two bathrooms (one en suite)
- Moments from Hornsey Station
- Excellent transport links



LOWER GROUND FLOOR



RAISED GROUND FLOOR

GLEBE ROAD
TOTAL APPROX. FLOOR AREA 897 SQ.FT. (83 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		
	73	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: 39 Glebe Road, N8

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	86
England, Scotland & Wales		
EU Directive 2002/91/EC		

Tenure:

Share of Freehold

Ground rent:**Service Charges:****Local Authority:****Viewings:**

Strictly by appointment via
HOBARTS ESTATE AGENTS
+442083429000

Contact:

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rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.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.