



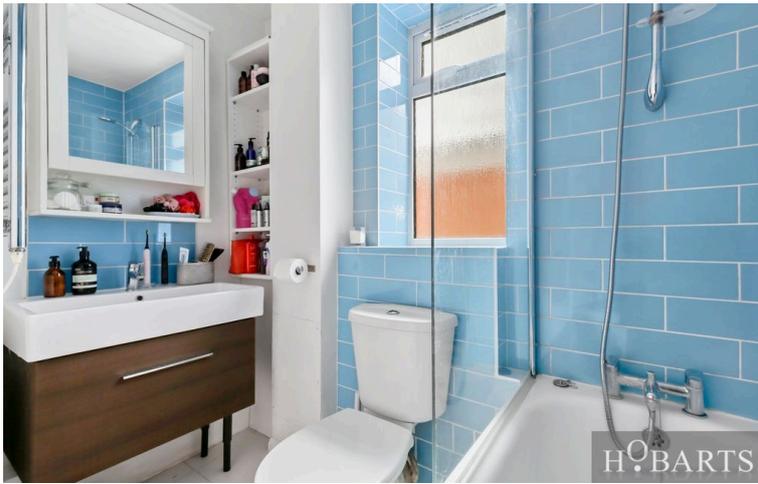
ONE-DOUBLE BEDROOM TOP FLOOR (third) PURPOSE BUILT APARTMENT LOCATED IN A SOUGHT-AFTER LOCATION. Entrance via entry-phone access to a communal lobby area, stairs leading up to top floor landing, own front door, entrance hallway, storage cupboards, bath/shower room, WC, double bedroom, large front reception room with picturesque window outlook, and separate fitted kitchen. There are extensive communal gardens and communal off-street parking to the front. Ideally located for all amenities, including Bowes Park Rail & Bounds Green tube stations.(20/25 Mins City/West End) There is also an extensive array of shops around the corner on Myddleton Road and a 24-hour night bus service on Green Lanes.

Lawrence House, Palmerston Road, N22 8QP

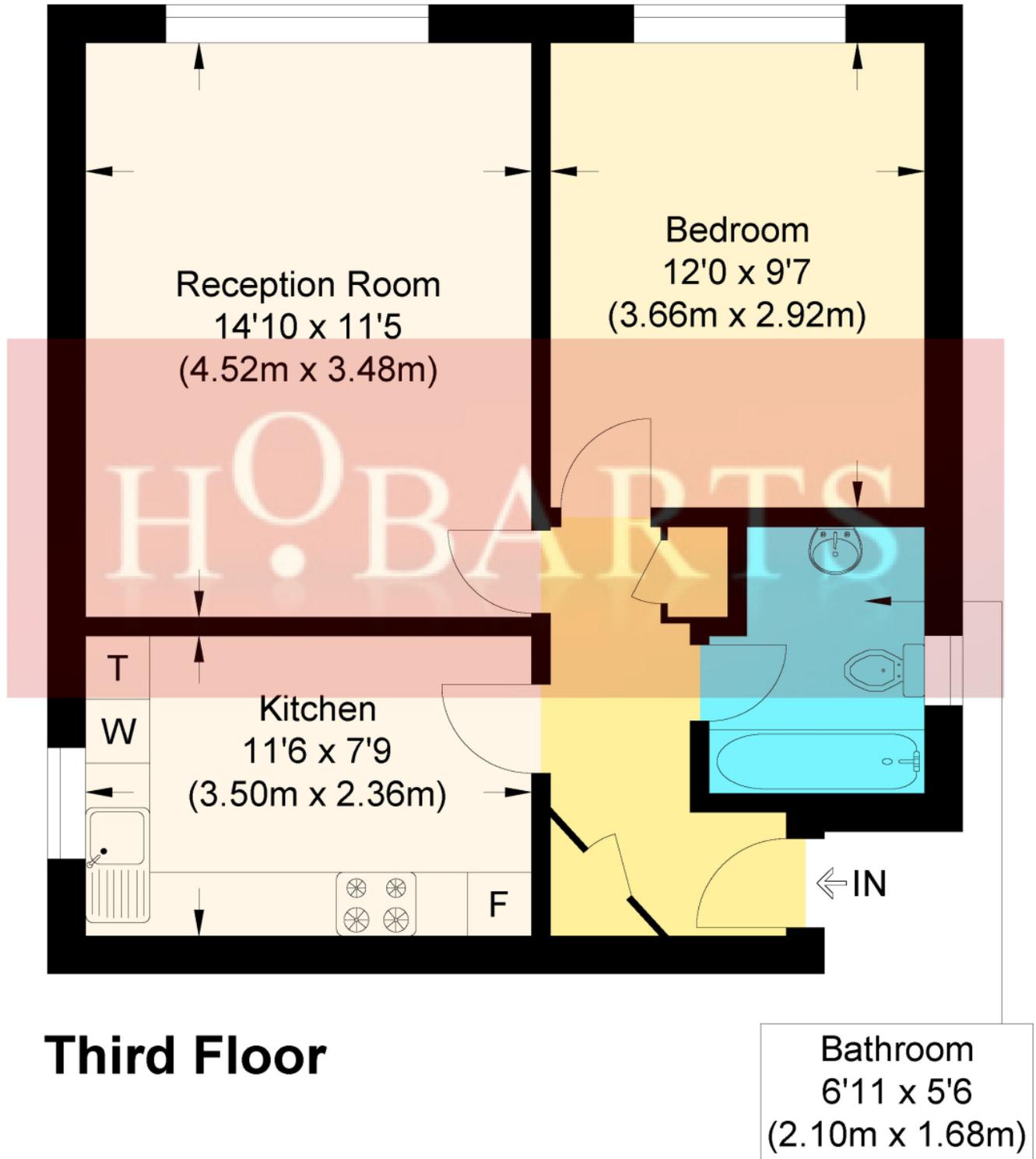
Offers invited £310,000 | Share of Freehold

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

sales@hobartsproperty.co.uk
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0208 348 3333



- One-Double Bedroom
- Upper Floor Security
- Double-Glazed Windows
- Long Lease
- Communal Off-Street Parking
- Fitted Kitchen
- Large Lounge/ Picturesque Outlook
- Close to Tube/Rail/All Amenities
- Communal Gardens



Third Floor

Lawrence House

Approximate Gross Internal Floor Area : 44.80 sq m / 482.22 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		77
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			

Address: Lawrence House, 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.