



Stylish and tastefully presented two-bedroom ground floor converted apartment with direct access to its own rear garden. The extremely bright and spacious accommodation comprises of own private entrance leading to an entrance hallway, frontal main bedroom with attractive bay window, custom built wardrobes, family bathroom/WC, good size second bedroom/study, to the rear there is a 22' x 15' full width fitted kitchen with large open-plan dining/living area that opens out to a lawned rear garden with a raised timber decked seating area. There is an off-street parking space to the front. Ideally located close to Alexandra Palace National Rail (20/25 Mins City/West End), local shops, main bus routes and the wonderful green surroundings of Alexandra Park and Palace.

Alexandra Park Road, London, N22 7BP

£725,000 | Share of Freehold

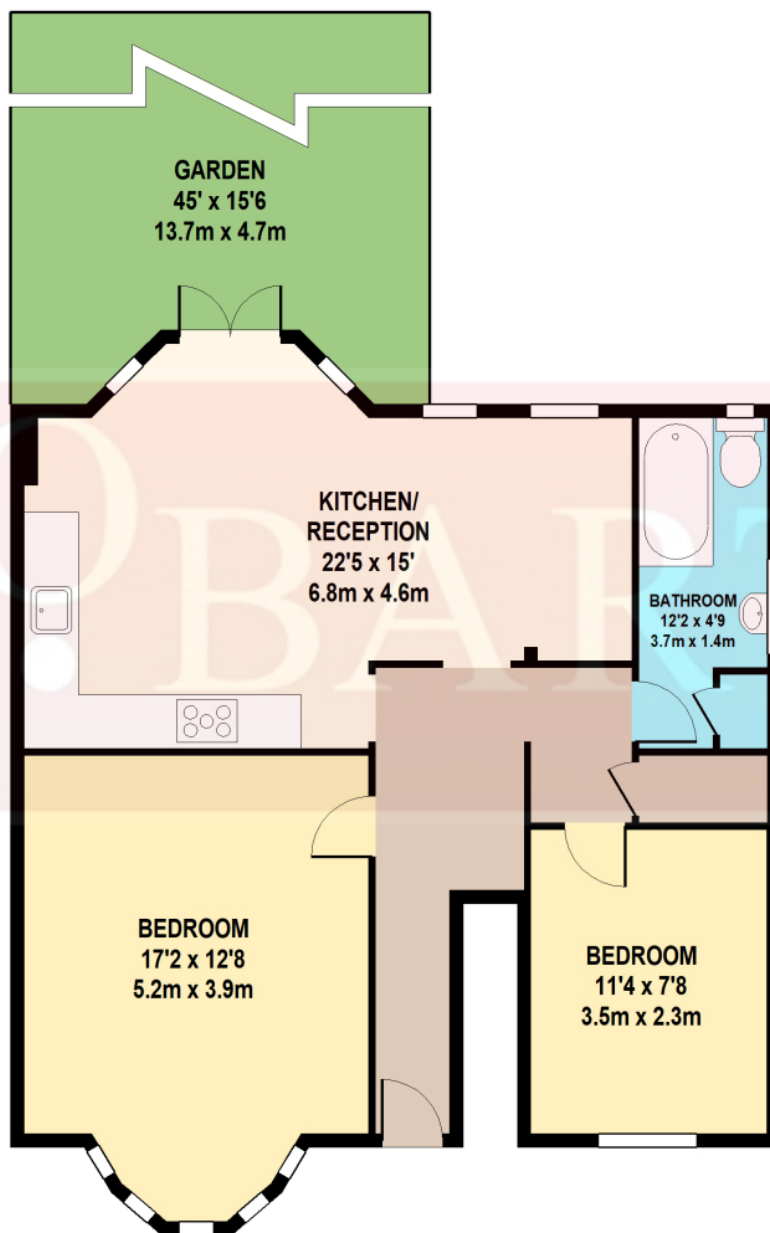
HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

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



- Two-Bedrooms
- Open-Plan Kitchen/Living
- Off Street Parking
- Family Bathroom /WC
- Close to Park/Palace

- Own Rear Garden
- Ground Floor Apartment
- Secure Double-Glazing
- 20/25 Mins City/West End



GROUND FLOOR

ALEXANDRA PARK ROAD
TOTAL APPROX. FLOOR AREA 727 SQ.FT. (68 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			
England, Scotland & Wales		73	80
		EU Directive 2002/91/EC	

Address: Alexandra Park Road, 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

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk

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.