



A fully renovated and immaculately presented four-bedroom (3 double / 1 single), two-bath/shower room Edwardian maisonette (first and upper floors) with direct access to its own rear garden. Benefitting from a spacious reception room with period fireplace and a modern kitchen diner, the property is filled with natural light and seamlessly blends period features with modern living. Located on a quiet road in the highly desirable Alexandra Park area and close to all amenities including local shops, schools, the open green space of Alexandra Palace and excellent transport links into The City and West End. The property is being offered with a long lease and chain-free.

Dagmar Road, Alexandra Park, London, N22 7RT

Offers in excess of £700,000 | Leasehold

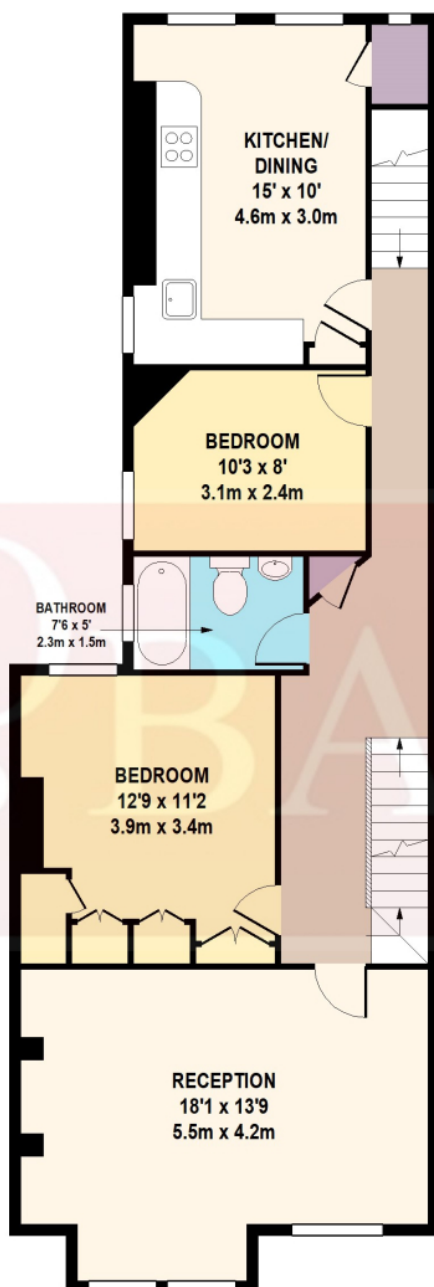
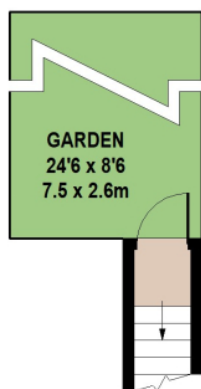
HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

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



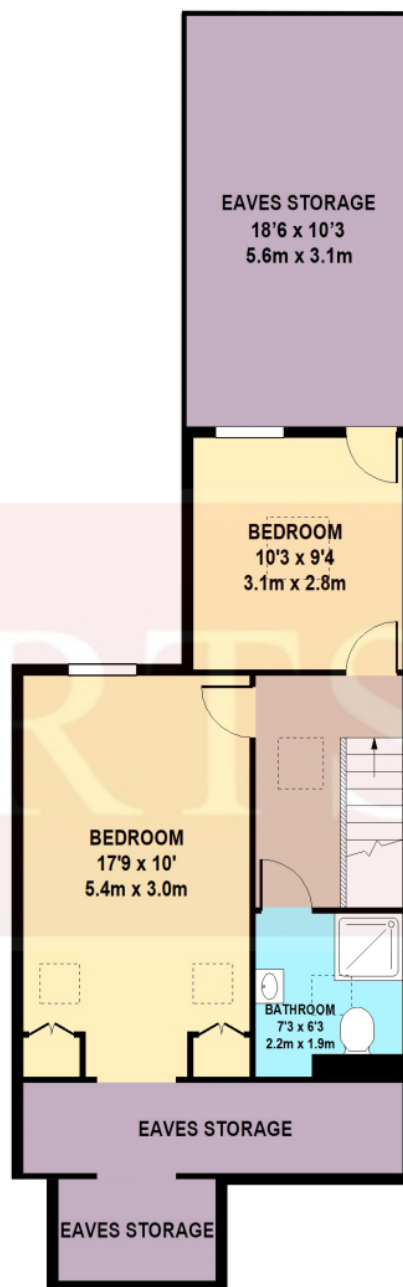
- 4-Bedrooms (3-Doubles/1 Single)
- Own Front Entrance
- Own Entrance
- Private Rear Garden
- Long Lease
- Period Features

- Split-Level Maisonette
- 2 Bath/Shower Room/WC's
- Close to Park/Palace/All Amenities
- Stylish Fitted Kitchen/Diner
- Chain Free
- 20/25 Mins City/West End



GROUND FLOOR
ENTRANCE

1ST FLOOR



2ND FLOOR

DAGMAR ROAD
TOTAL APPROX. FLOOR AREA 1276 SQ.FT. (119 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		

Address: Dagmar Road, Alexandra Park, N22

Tenure:
Leasehold

Ground Rent:
150 pa

Service Charges:
TBC

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.