



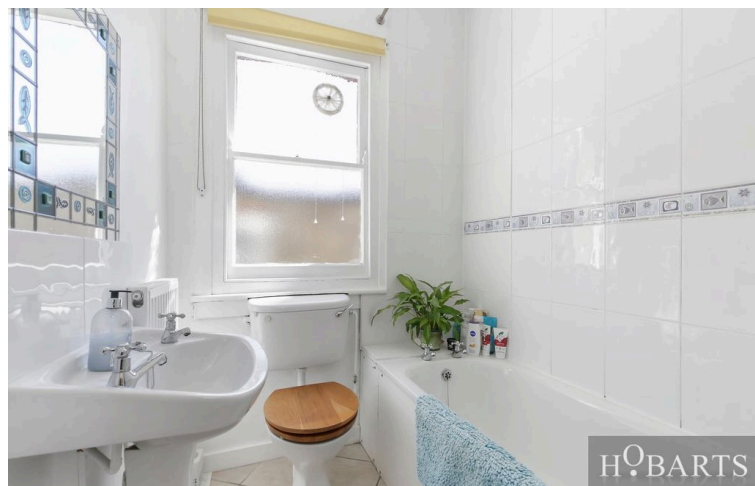
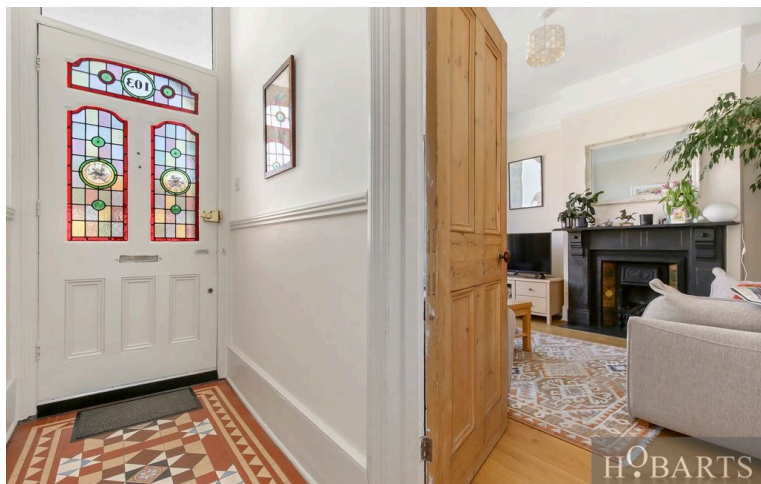
BEAUTIFULLY PRESENTED AND CHARMING 4-BEDROOM EDWARDIAN MID-TERRACED PROPERTY, RICH IN PERIOD FEATURES AND OFFERING EXCELLENT POTENTIAL FOR A SUBSTANTIAL LOFT CONVERSION/EXTENSION. Attractive front entrance hallway with beautiful original tiling and bright stained glass door, bright and spacious front reception room with original fireplace and bay window, elegant rear reception room ideal for living and entertaining with direct garden access, modern fitted kitchen with adjoining utility/laundry area, four well-proportioned bedrooms (three doubles and one single), tastefully presented family bathroom/WC with characterful sash windows, large loft/storage area with outstanding conversion potential. Externally, a tranquil and colourful rear garden with patio and lawn. Ideally situated for sought-after local schools (catchment area for Rhodes & APS), local shops and the green surroundings of Alexandra Park and palace, and close to Alexandra Palace National Rail Station (20/25 Mins City/West End) ** SUBSTANTIAL LOFT CONVERSION POTENTIAL **

Victoria Road, Alexandra Park, London, N22 7XG

£1,250,000 | Freehold

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

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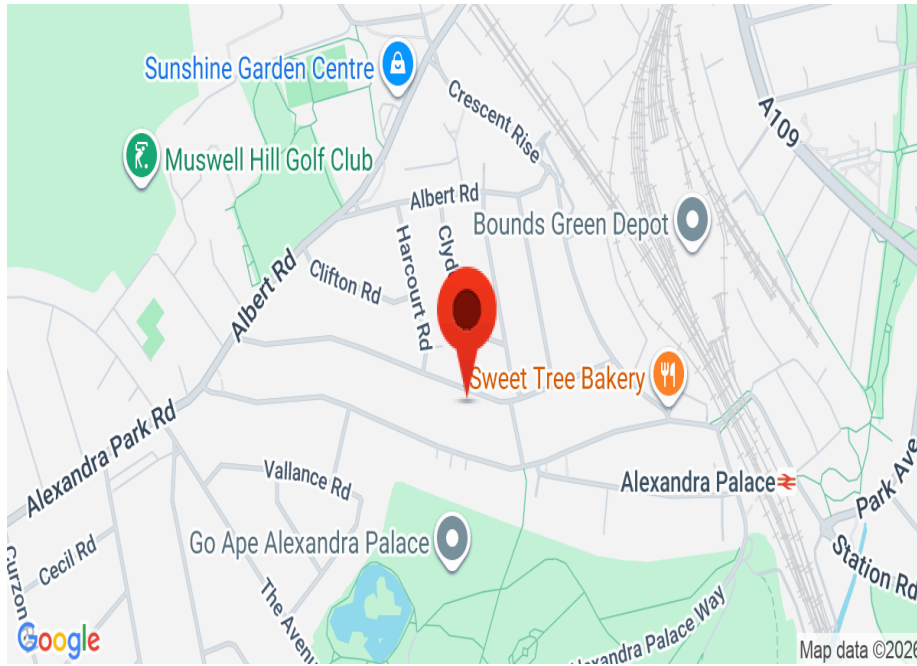
- 20/25 Mins City/ West End
- Modern Kitchen/ Diner
- Catchment Area - Rhodes & APS
- Utility/ Laundry Room
- Large Loft Potential
- Close to Alexandra Park & Palace

- Period Features Throughout
- Private Rear Garden
- Large Front Bay Windows
- Two Elegant Reception Rooms
- Wood Flooring
- Close to Shops/Amenities



VICTORIA ROAD
TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (120 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	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Victoria Road, Alexandra Park, N22

Tenure:
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.