

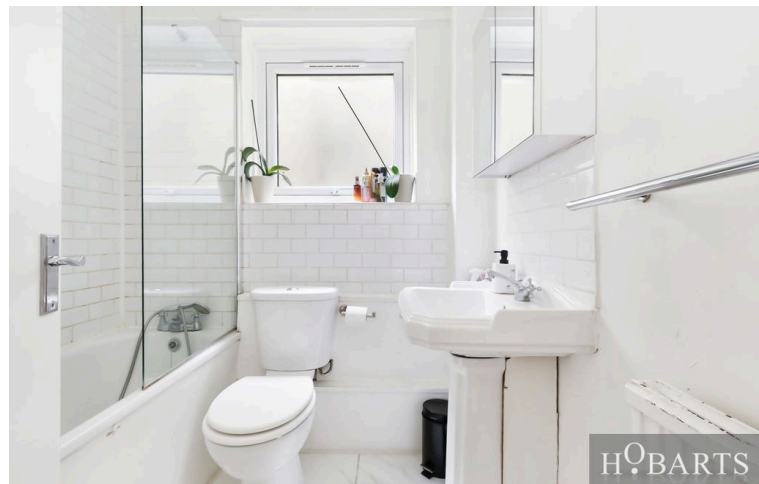
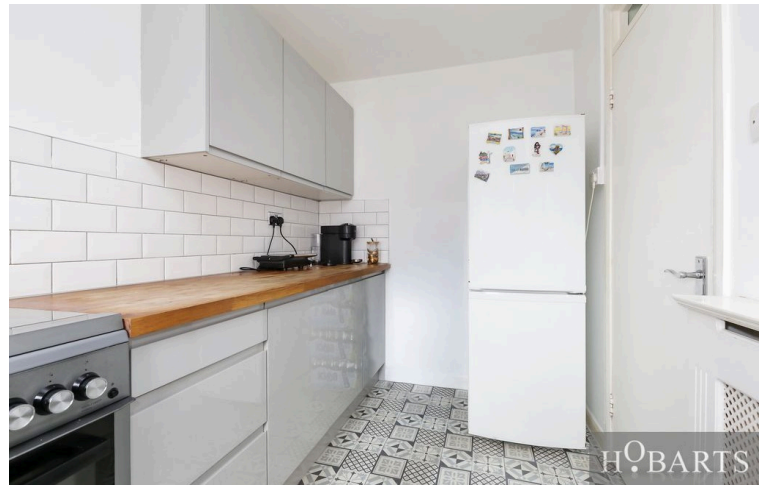
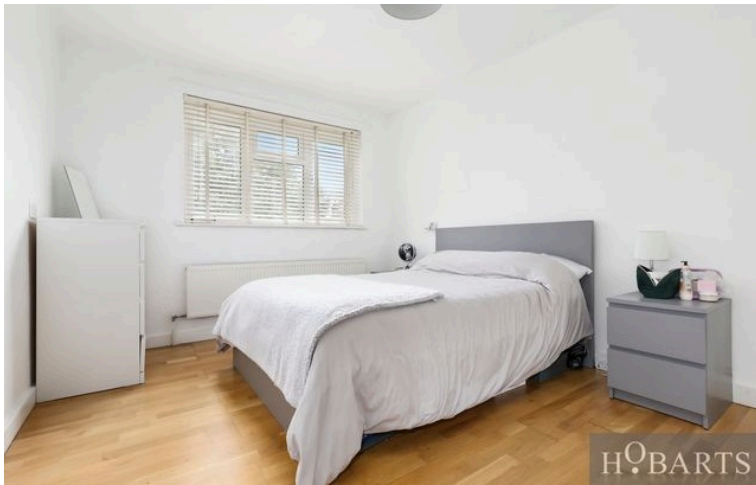
BRIGHT AND SECURE ONE-BEDROOM PURPOSE-BUILT FLAT is located in the sought-after residential neighbourhood of Alexandra Palace. The accommodation comprises entry-phone access to a lobby area, a private front door leading to an entrance hallway, a generously sized storage cupboard, a large lounge/dining room with an adjacent fitted kitchen, a separate bath/shower room/WC, and a large double-bedroom. There is gated access on the side of the building to a lawned communal garden. The property is ideally located a two-minute walk from Alexandra Palace National Rail Station - allowing you to reach Central London in under 25 minutes - and the wonderful green open spaces of Alexandra Park and Palace, as well as the local cafes and shops that make the neighbourhood so idyllic. (OFFERED CHAIN FREE WITH A LONG LEASE)

Terrick Road, Alexandra Park, London, N22 7SH

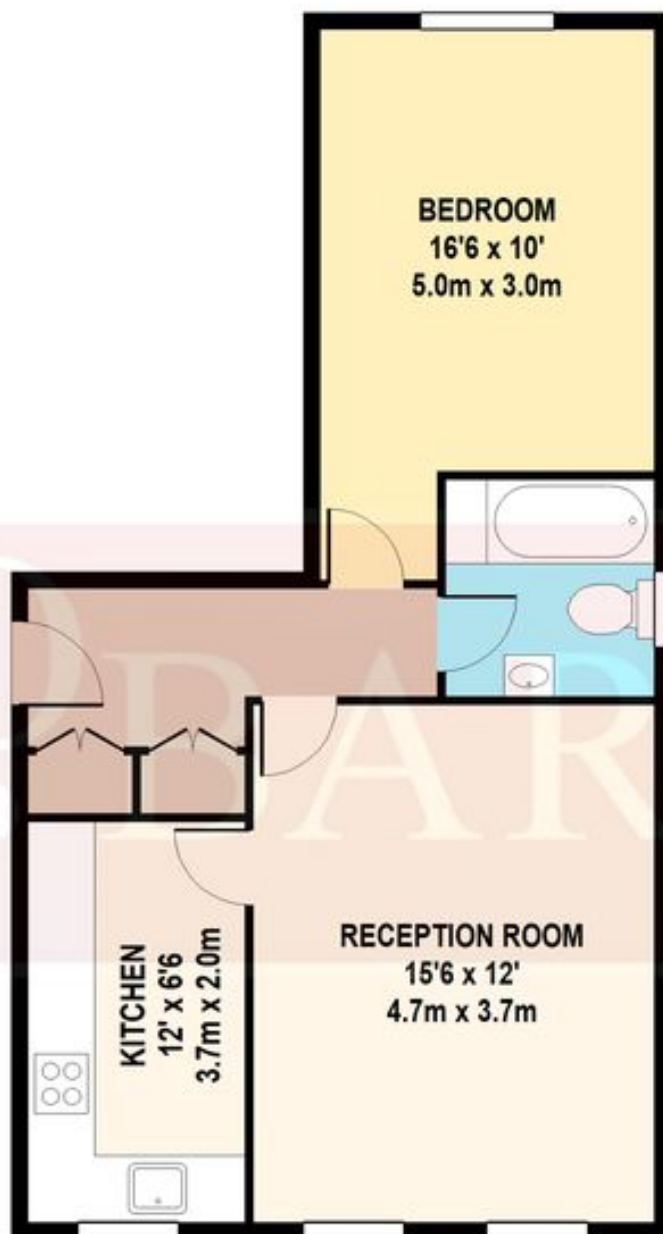
Offers invited £315,000 | Leasehold

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

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



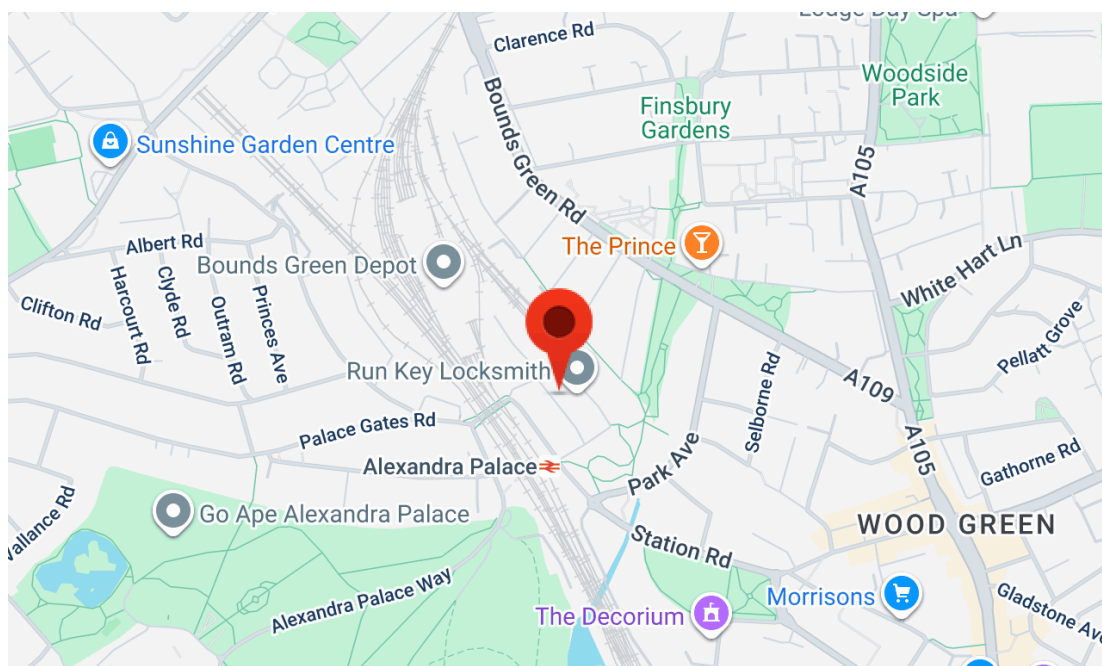
- One-Double Bedroom
- Fitted Kitchen
- Gas Central Heating
- Entry-Phone Access
- Close To National Rail/Shops/ Park & Palace
- Double-Glazing
- First Floor Security
- Reception Room/Diner
- Communal Gardens
- Close Alexandra Park & Palace



FIRST FLOOR

TERRICK ROAD
TOTAL APPROX. FLOOR AREA 524 SQ.FT. (49 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 | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small> | | |

Address: Terrick Road, N22

Tenure:
Leasehold

Ground Rent:
150 pa

Service Charges:
1070 pa

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

Zoopa.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.