



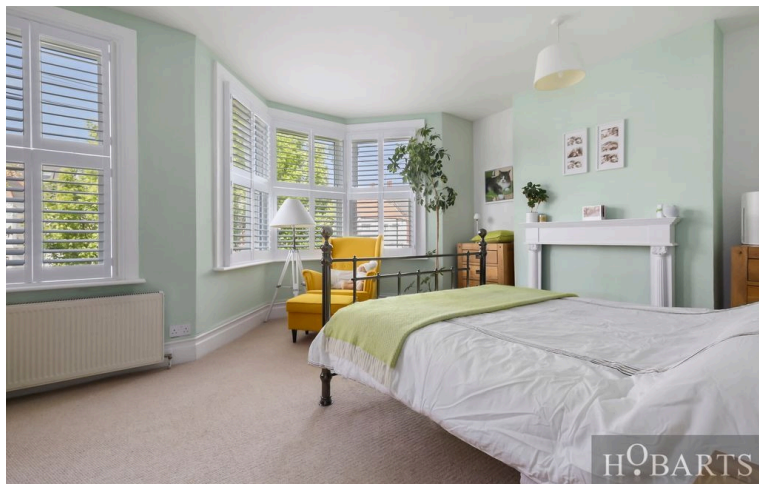
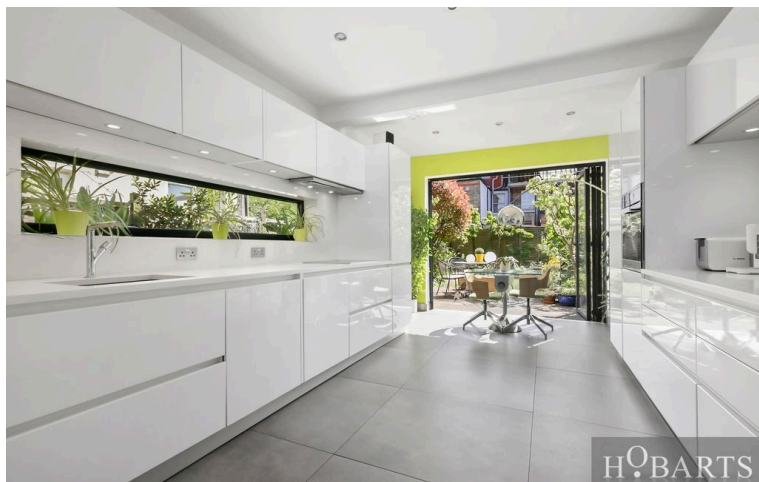
CONTEMPORARY STYLED AND TASTEFULLY PRESENTED 3-DOUBLE BEDROOM EDWARDIAN TERRACED PROPERTY WITH ADDITIONAL 'WALK UP' LOFT AREA OFFERING POTENTIAL FOR A SUBSTANTIAL LOFT CONVERSION/EXTENSION. The accommodation comprises front garden, front door to entrance hallway, guest cloaks/WC, two inter-communicating reception rooms, fitted kitchen/diner (under-floor heating) with bi-fold doors leading to the garden, stairs to the first floor landing area, 3-Double Bedrooms, one with en-suite bath/shower room/WC, additional 'family' bath/shower room/WC, stairs lead to a potential substantial loft conversion/extension space, Attractive lawned rear garden with a patio area. Ideally located for Alexandra Palace National Rail / Bounds Green Tube stations (20/25 Mins City/West End) and the wonderful green surroundings of Alexandra Park and Palace. ** SUBSTANTIAL 4th/5th BEDROOM LOFT SPACE/POTENTIAL **

Eastern Road, Alexandra Park, London, N22 7DD

£930,000 | Freehold

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

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- 3 Double Bedrooms
- Two Inter-Communicating Receptions
Custom-Made Shutters
- Secure Sash Style Double-Glazing
- Private Rear Garden
- Substantial Loft Space Potential

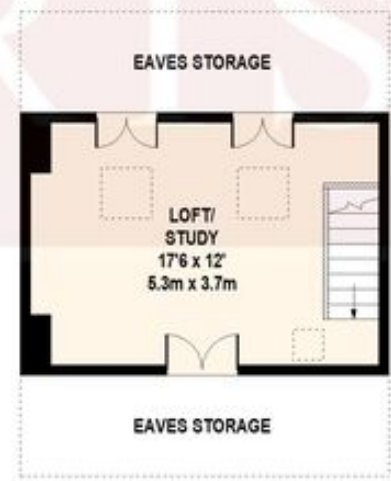
- Full Length Kitchen/Diner
- Two Bath/Shower Rooms with Under-Floor
Heating (one En-Suite)
- Guest Cloaks/WC
- Close Shops/Transport/Schools
- 20/25 Mins City/West End



GROUND FLOOR



1ST FLOOR



2ND FLOOR

EASTERN ROAD
TOTAL APPROX. FLOOR AREA 1558 SQ.FT. (145 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	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Eastern 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.