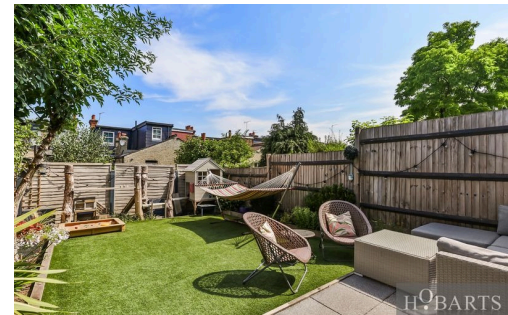




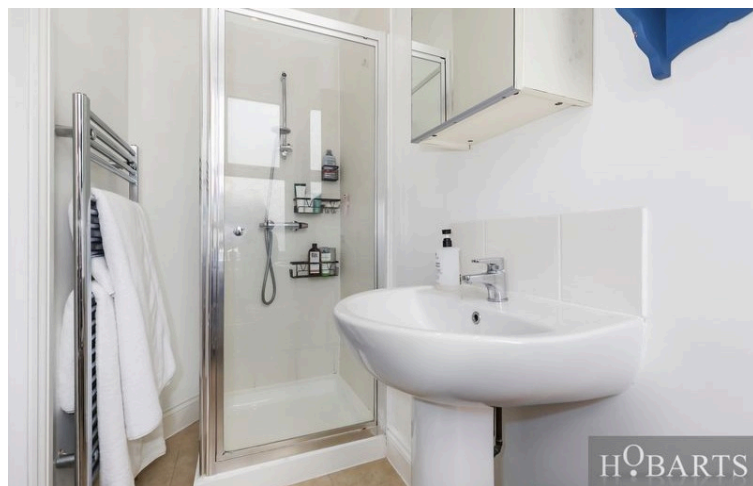
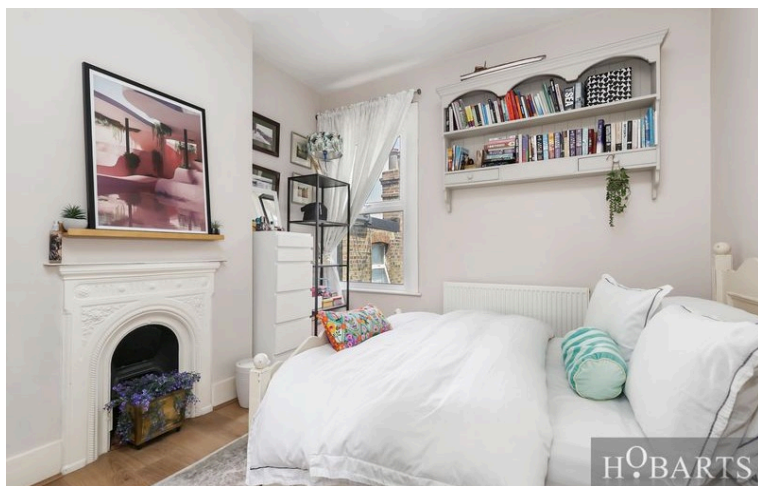
STYLISH AND TASTEFULLY PRESENTED 4-BEDROOM EDWARDIAN FAMILY HOME. The property has benefited from substantial modernisation and improvement throughout yet retains some time period features and characteristics. The accommodation comprises own front garden, original front door to entrance hallway, understairs cellar access and a separate guest cloaks/WC, doorway from the hallway to large front reception room, steps lead up to a raised landing area with a large 'walk in' storage area (reduced headroom), adjacent rear reception room inter-connecting to a fabulous 24' modern fitted kitchen/diner which leads out to a split-level timber decked seating area. To the first floor there are four bedrooms (one with an en-suite shower room/WC) a family bath/shower room/WC. There is an attractive low maintenance garden to the rear. Ideally located for Alexandra Palace National Rail (20/25 Mins City/West End) good schools including APS, local shops and the wonderful green open spaces of Alexandra Park & Palace. ** POTENTIAL TO CONVERT THE LARGE LOFT SPACE **

Victoria Road, Alexandra Park, London, N22 7XF

£1,300,000 | 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



- Four Bedrooms
- Guest Cloaks /WC
- 24' Fitted Kitchen/Dining Room
- Two Bath/Shower Rooms (one en-suite)
- Seperate Cellar
- Close to Good Schools/Transport/Amenities
- Two Formal Reception Rooms
- Edwardian Family Home
- 'Walk in' Sttorage Area
- Raised Decked Outdoor Seating Area
- Rear Garden
- 20/25 Mins City/West End)



GROUND FLOOR

1ST FLOOR

VICTORIA ROAD
TOTAL APPROX. FLOOR AREA 1549 SQ.FT. (143.90 SQ.M.) (Excluding Storage)

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: Victoria Road, N22

Tenure:
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

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.