



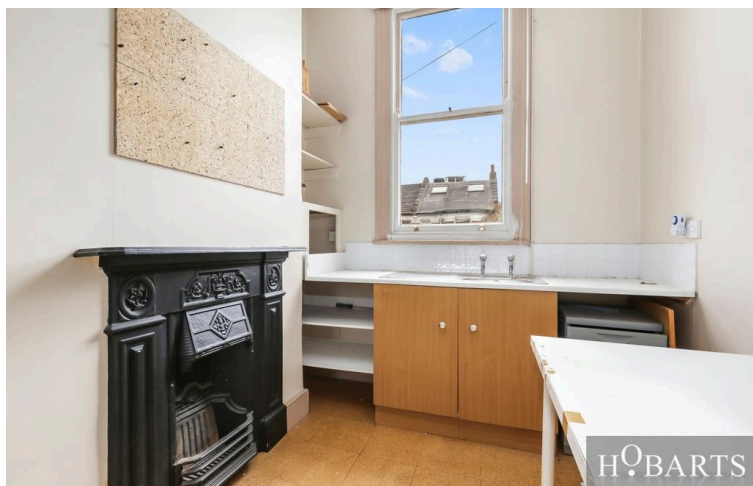
GREAT POTENTIAL/ REFURBISHMENT/ WORK FROM HOME PROJECT - EDWARDIAN SPLIT-LEVEL CONVERTED APARTMENT WITH OWN ENTRANCE, REAR GARDEN AND HOUSE SIZED ACCOMMODATION THROUGHOUT. The property comprises its own original front door leading to the original entrance hallway, kitchen/morning room to the rear, with a door to its own section of garden. Stairs from the hallway lead to the first-floor landing area, where there is an additional front lounge with an adjacent kitchen/study, a large family bath/shower room, and bedroom two. Towards the rear of the property, there is an additional shower room/WC and a large main bedroom to the rear. Ideally located close to Alexandra Palace National Rail (20/25 Mins City/West End). All other amenities, including good schools, shops, and the wonderful green open spaces of Alexandra Park and Palace, are literally minutes away. **IMPORTANT NOTE: The Current Owner is in the process of obtaining formal planning consent before the sale.**

Victoria Road, Alexandra Park, London, N22 7XB

Offers in the region of £700,000 | Share of 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



- 2 Double Bedrooms
- Own Rear Garden
- Large Kitchen /Morning Room
- Split-Level
- ** AWAITING FORMAL PLANNING CONSENT
- Close to National Rail

- Optional Second Kitchen/Study
- 2 Reception Rooms
- Two Bath/Shower Rooms
- Own Private Entrance
- Close to Alexandra Park /Palace
- Close to Good Schools/Shops/Amenities



VICTORIA ROAD
 TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 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		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<small>England, Scotland & Wales</small> <small>EU Directive 2002/91/EC</small>			

Address: Victoria Road, Alexandra Park, N22

Tenure:
Share of 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.