



****CHAIN FREE**** NEWLY REFURBISHED TWO-DOUBLE BEDROOM PURPOSE BUILT GROUND FLOOR APARTMENT set within a modern private block with communal gardens/secure parking and within a short walk to both Alexandra Palace National Rail & Bounds Green Tube stations (20/25 Mins City/West End). The property includes entry-phone access to a lobby area, its own front door opening to an internal entrance hallway, a bath/shower room/WC, a gas-fired central heating system, a fitted kitchen with appliances, new carpeting, and boasts a large, bright front reception room.

Northcott Avenue, Alexandra Park, London, N22 7AP

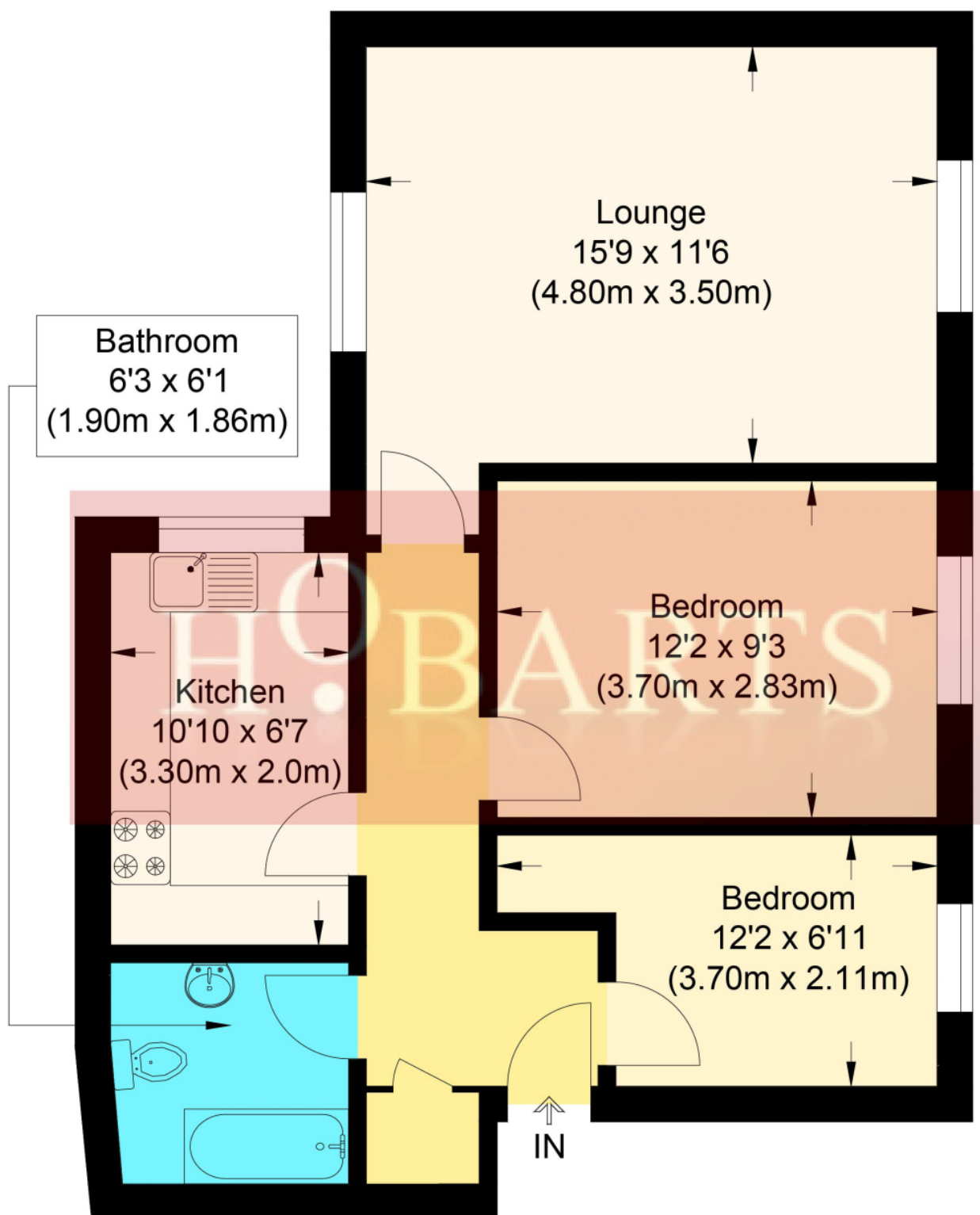
£380,000 | Leasehold

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

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



- Secure Ground Floor/Entry-Phone Access
- Close To Great Transport Links
- Communal Gardens
- Bathroom/WC with shower
- Private Parking
- Large Front Reception Room
- Gas Central Heating
- Two-Good Size Bedrooms
- 20/25 Mins City/West End
- Chain Free



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Approximate Gross Internal Floor Area : 54.10 sq m / 582.32 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address: Northcott Avenue, N22

Tenure:

Leasehold

Ground Rent:

150 pa

Service Charges:

1250 pa

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
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Contact:

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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.