



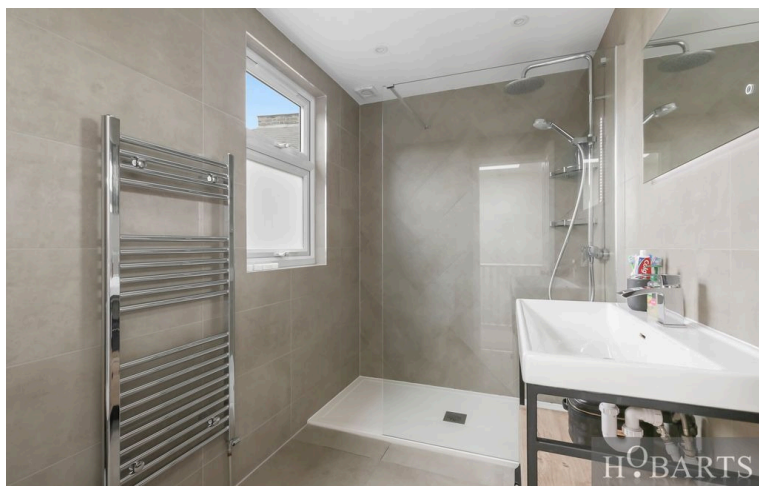
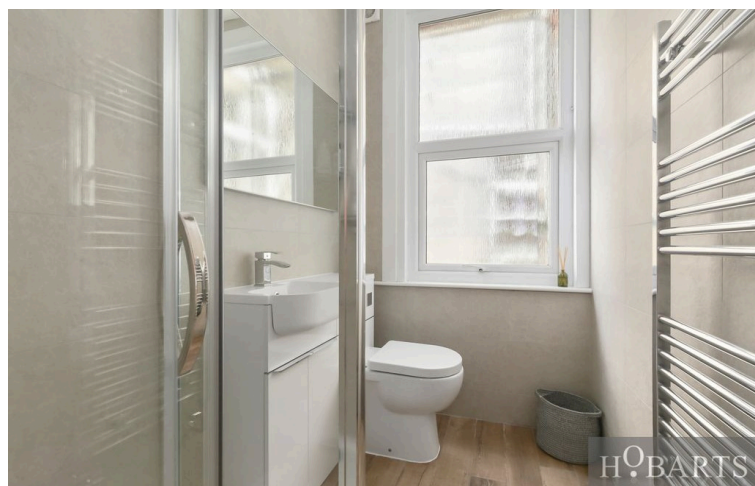
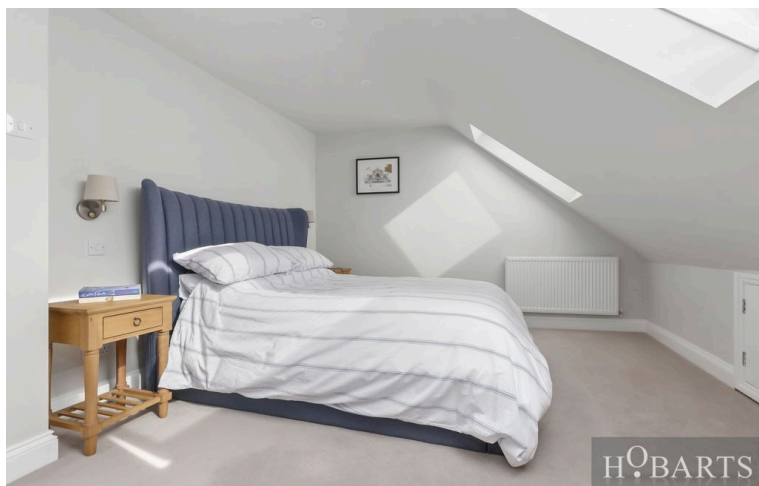
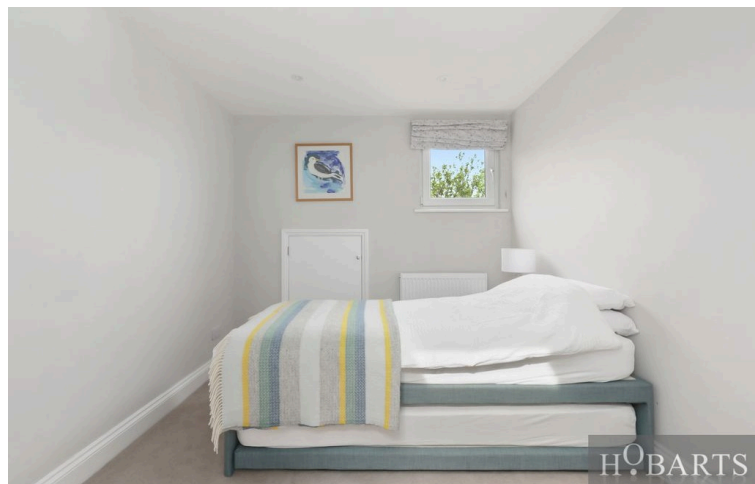
This beautifully refurbished split-level Edwardian maisonette perfectly blends modern, move-in condition with its rich original character and fine period features. Fully rewired throughout, the secure double-glazed home features its own private entrance, three generous double bedrooms, a large bright reception room, and two stylish shower rooms. At its heart is a spacious kitchen/diner with underfloor heating, offering direct access to a private patio garden perfect for alfresco dining. Secured by a fully monitored house alarm system and smart Ring doorbell, it is ideally located steps from local amenities like The Sweet Tree Bakery, the wonderful green open spaces of Alexandra Park & Palace, and Alexandra Palace Station—offering a fast 20-minute commute to the City and West End for discerning buyers.

Crescent Road, Alexandra Park, London, N22 7RP

Offers in excess of £700,000 | 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



- Three Good-Size Bedrooms
- Kitchen/Diner with Underfloor Heating
- Secure UPVC Double-Glazing
- Period Features / Characteristics
- Close to amenities
- Upper Floor Security
- 20/25 Mins City /West End
- Own Small Rear Garden
- Own Original Front Entrance
- Internal access to Rear Garden
- Close Tube/National Rail Stations
- Large bright reception room



GROUND FLOOR
ENTRANCE

1ST FLOOR

2ND FLOOR

CRESCENT ROAD
TOTAL APPROX. FLOOR AREA 1285 SQ.FT. (119 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	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure:
Leasehold

Ground Rent:
50 pa

Service Charges:
N/A pa

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.