

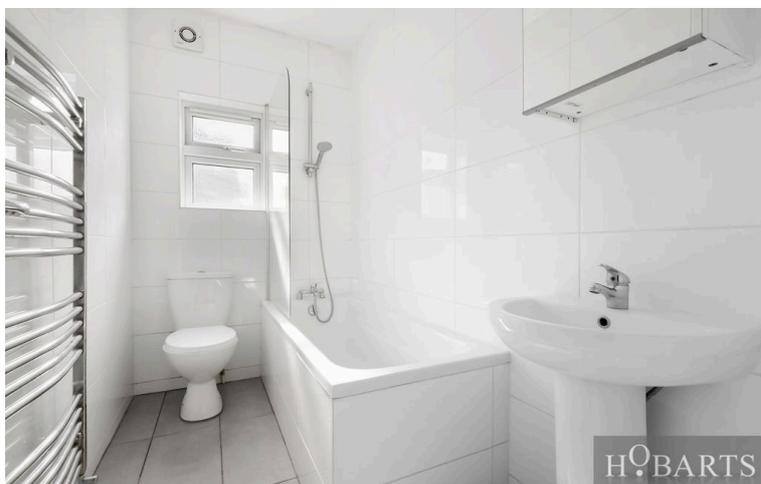
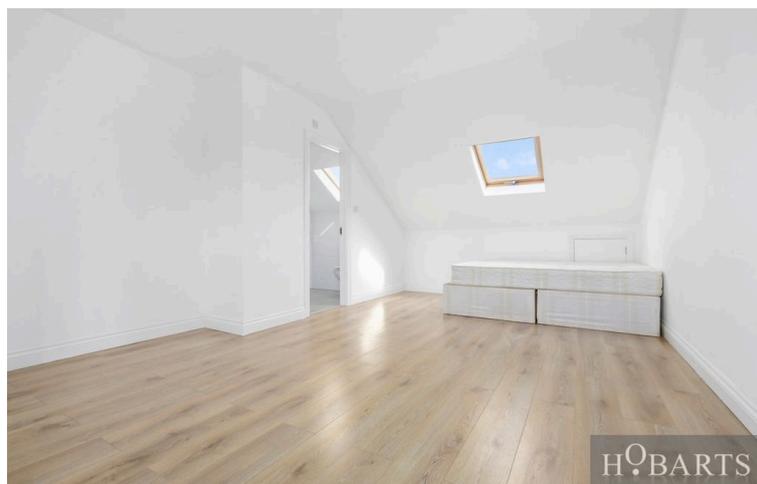
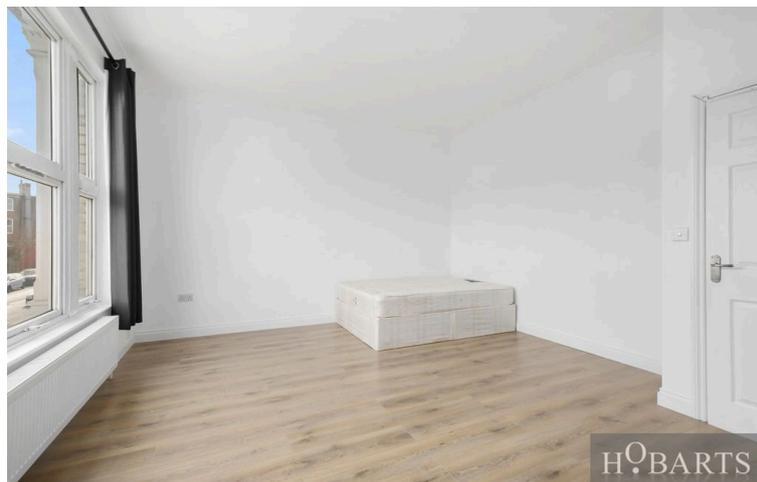
**2 Bedroom Split-Level (first & upper Floor) converted apartment with 2 bath/shower rooms and own Section of rear garden. The bright and spacious double-glazed accommodation comprises a shared front entrance, stairs leading up to the first floor landing area, a large fitted kitchen/diner to the rear overlooking the rear gardens, double bedroom, bathroom/WC, stairs from the landing area, continue up to the top(second) floor level, second double bedroom with an en-suite shower room. There is a 50' approx. section of the rear garden that is accessible via a lockable side gate. The property is ideally located for all amenities, including Bowes Park National Rail (20/25 Mins City/West End) and an extensive array of local shops and eateries literally just 'around the corner.'**

**Whittington Road, London, N22 8YP**

**£530,000 | Share of Freehold**

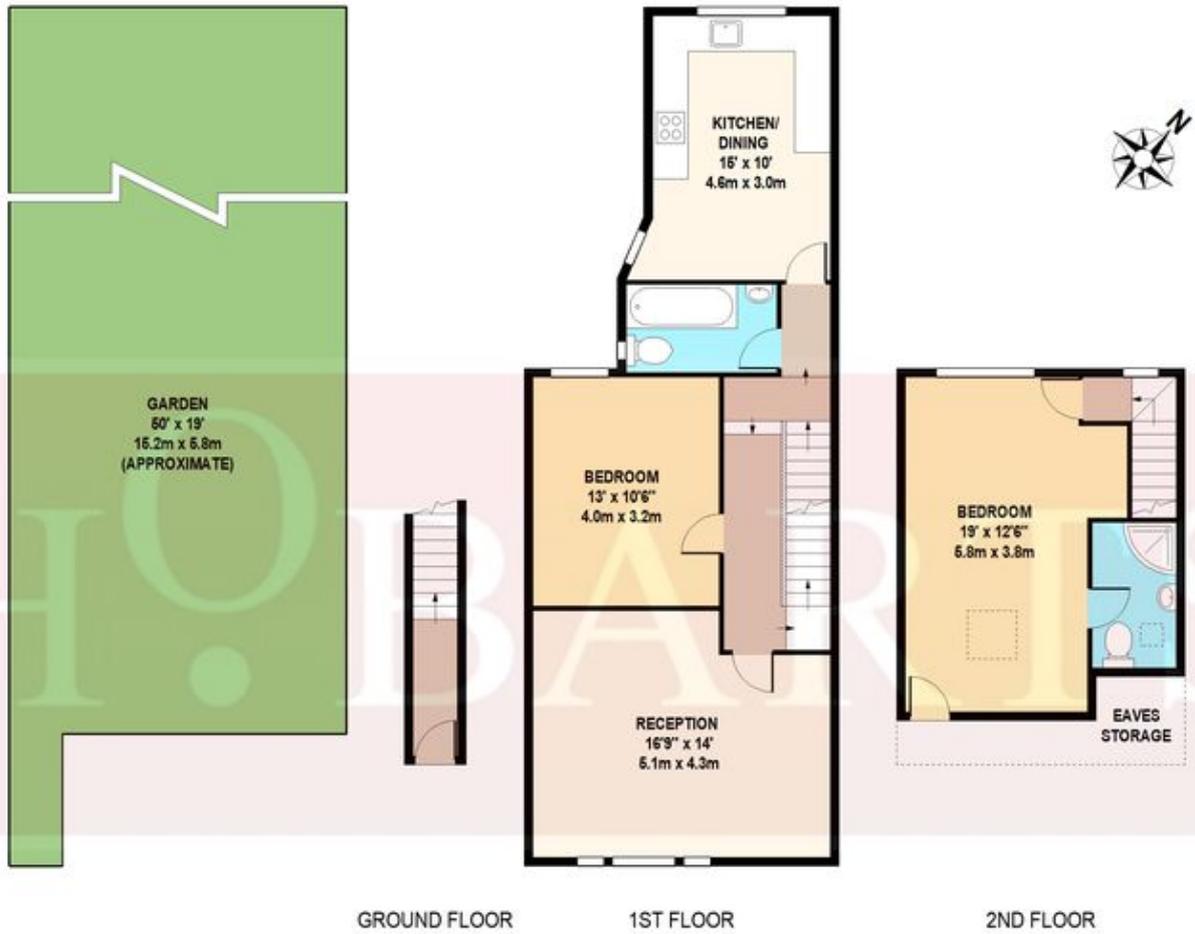
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

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



- Split-Level Converted Apartment
- Chain Free
- White UPVC Double-Glazing
- Upper Floor Security
- 20/25 Mins City/West End

- Own 50' Section of Rear Garden
- Two-Double Bedrooms
- Close to Shops/Amenities/Bus Routes
- Large Fitted Kitchen/Diner



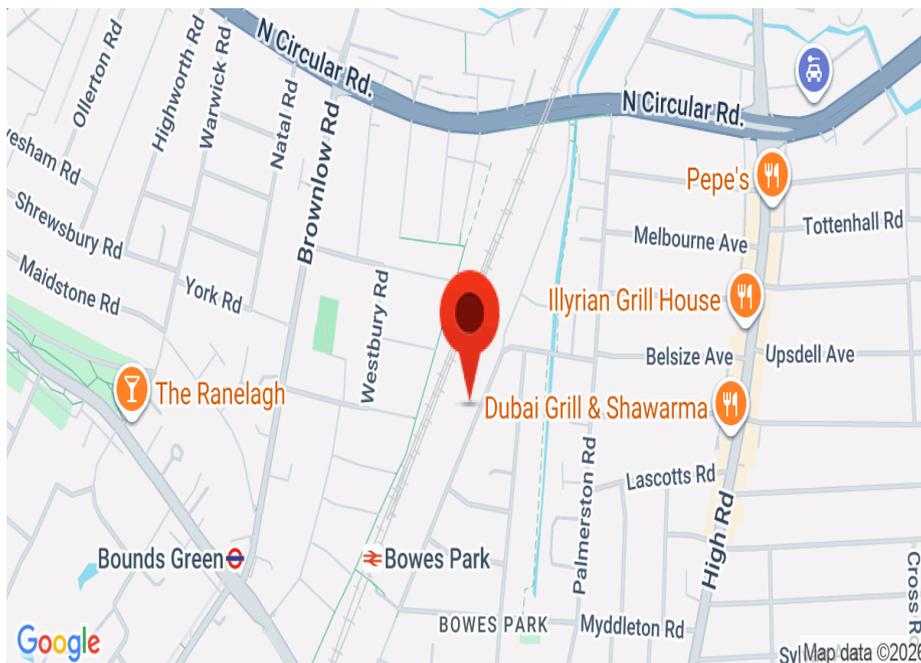
GROUND FLOOR

1ST FLOOR

2ND FLOOR

WHITTINGTON ROAD  
TOTAL APPROX. FLOOR AREA 985 SQ.FT. (92 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	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Whittington Road, 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.