



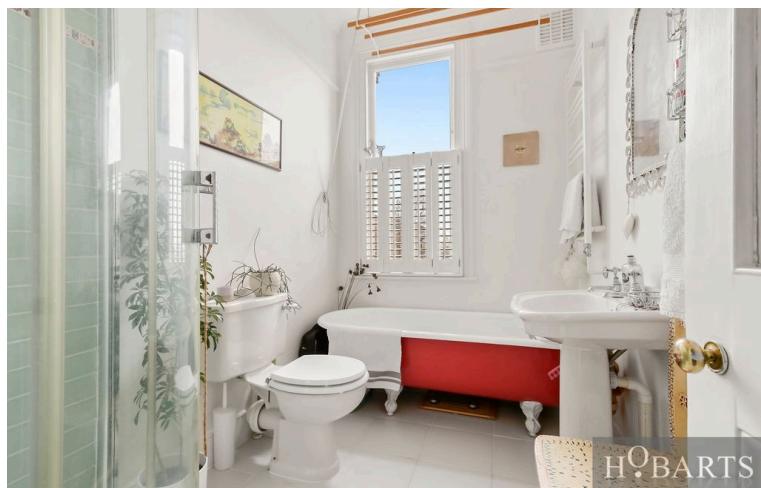
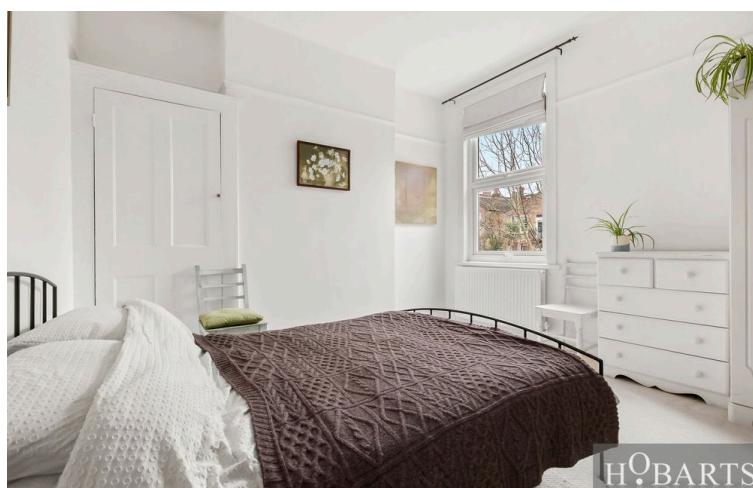
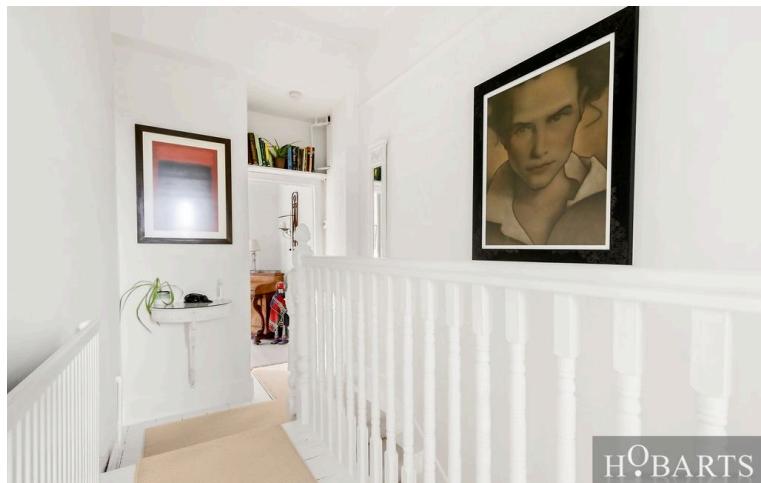
STYLISH AND TASTEFULLY PRESENTED TWO-DOUBLE BEDROOM EDWARDIAN FIRST-FLOOR MAISONETTE WITH INTERNAL STAIRCASE LEADING DIRECT TO ITS OWN COUNTRIFIED REAR GARDEN. The accommodation comprises its own front entrance, stairs leading up to a bright and spacious landing area, two double bedrooms, a large 'family' size bath/shower room with WC, to the rear, there is a large bright reception room with a feature fireplace surround, stairs leading down to the rear garden, fitted kitchen to the rear. The property is ideally located for all amenities, including APS Secondary school, local shops, Alexandra Palace Rail Station (20/25 Mins City/West End), and the wonderful green open spaces of Alexandra Park & Palace. ** POTENTIAL TO CONVERT THE LARGE LOFT SPACE (Subject to Consents Etc.)

Crescent Road, Alexandra Park, London, N22 7RZ

Offers in the region of £575,000 | Share of Freehold

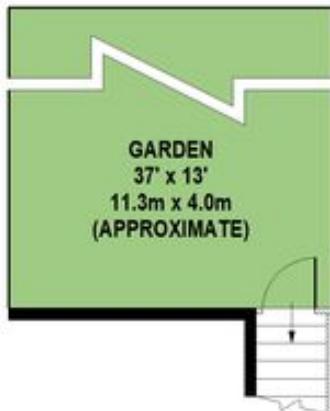
HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

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



- Two-Double Bedrooms
- Fitted Kitchen
- Large Reception Room
- White Secure Double-Glazing
- Close to All Amenities
- Close to Alexandra Park & palace

- Large 'Family' Size Bath/Shower Room/WC
- First Floor Security
- Own Rear Garden
- Some Period Characteristics
- Chain Free
- Close to Good Schools

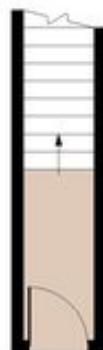


RECEPTION ROOM
16'5" x 12'8"
5.0m x 3.9m

BEDROOM
13'1" x 12'
4.0m x 3.7m

BEDROOM
15'6" x 13'1"
4.7m x 4.0m

BATHROOM
8'9" x 6'
2.7m x 1.8m



GROUND FLOOR

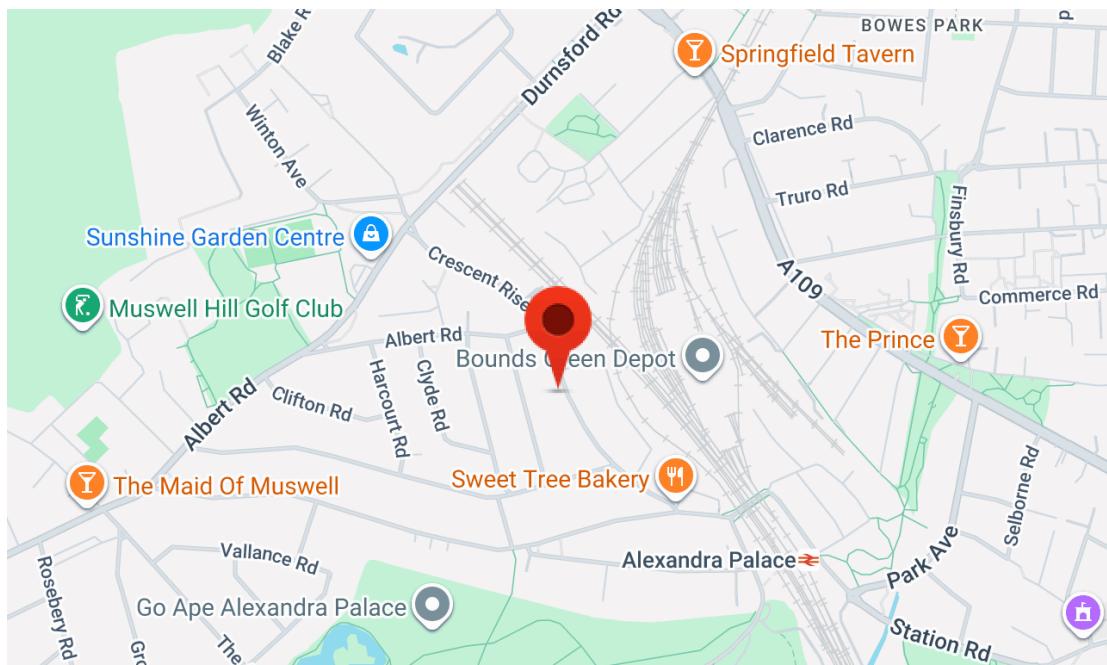
FIRST FLOOR

CRESCENT ROAD
TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80 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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Crescent 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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