



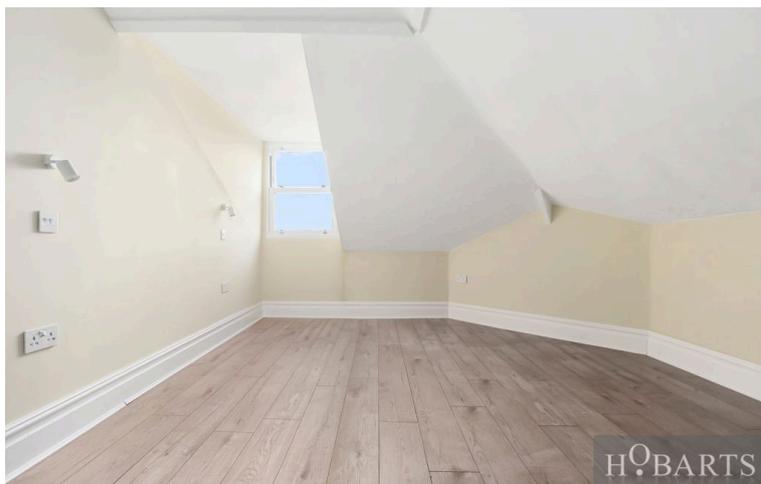
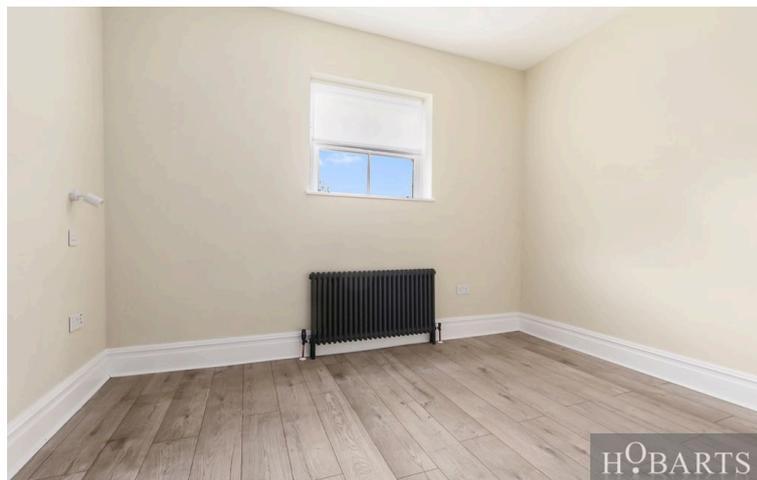
STUNNING FOUR-DOUBLE BEDROOM SEMI-DETACHED VICTORIAN VILLA THAT HAS BEEN COMPLETELY REFURBISHED AND REMODELLED THROUGHOUT TO AN EXTREMELY HIGH STANDARD. The bright and stylish accommodation comprises a front garden with a front door opening to a commanding entrance hallway, guest cloaks/WC, stunning 40' combined kitchen/dining/ living area, and a door leading out to the patio garden. Stairs leading up to the first floor level, where there are two large double bedrooms, both with ensuite shower room/WC's, stairs from the landing area continue up to the top (second floor) level, where there are two additional double bedrooms and a family-size bath/shower room. The property would ideally suit discerning purchasers looking for a 'ready to move into' home that is accessible to all amenities, including Wood Green Tube/Transport Hub (20/25 Mins City /West End), main shopping, and good local schools. **** OFFERED CHAIN FREE****

Stuart Crescent, Wood Green, London, N22 5NJ

Offers invited £1,150,000 | 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



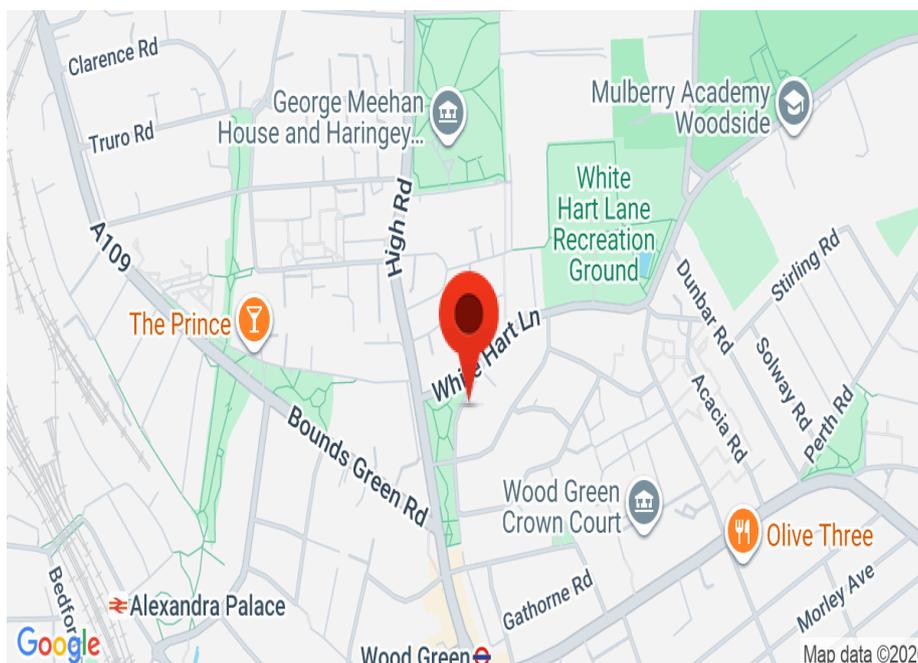
- Four-Double Bedrooms
- Low Maintenance Patio Garden
- Three Bath/Shower Rooms/WC's
- (Two Ensuite Shower Rooms)
- Hardwood Flooring
- Close to Alexandra Park & palace

- Victoria Semi-Detached Villa
- 40' Combined Kitchen/Dining/Living Area
- Guest Cloaks/WC
- 20/25 Mins City/West End)
- Fitted Kitchen with Appliances and Island



STUART CRESCENT
TOTAL APPROX. FLOOR AREA 1925 SQ.FT. (179 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	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			

Address: Stuart Crescent, N22

Tenure:
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.