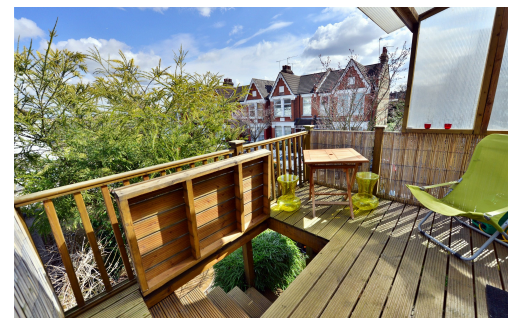




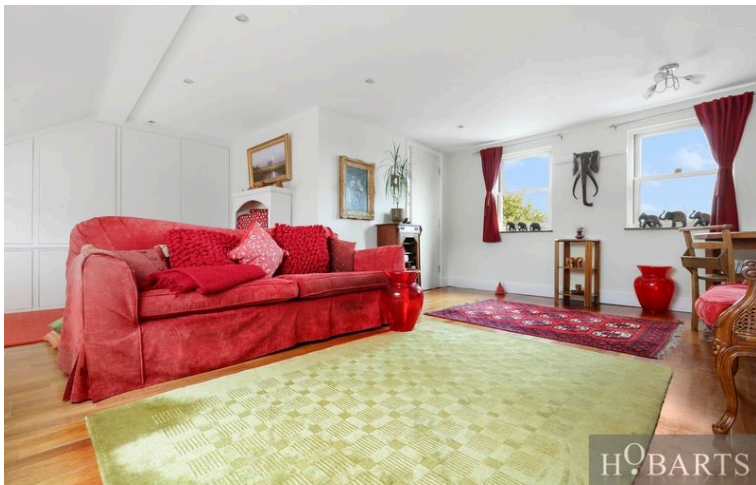
A beautifully proportioned four bedroom masonry terrace situated in the heart of Alexandra Park. This spacious Edwardian end-of-terrace property is arranged over first and second floor and combines generous living accommodation with charming period features. The property offers a bright and spacious kitchen/diner with direct access to a private roof terrace, which leads via steps down to a private garden. Further benefits include family bathroom, en suite shower room and a wealth of original character throughout. Ideally located to Alexandra Palace National Rail station (20/25 mins City/West End) and the Palace & Park. Early viewing strongly recommended.

Crescent Road, London, N22 7RP

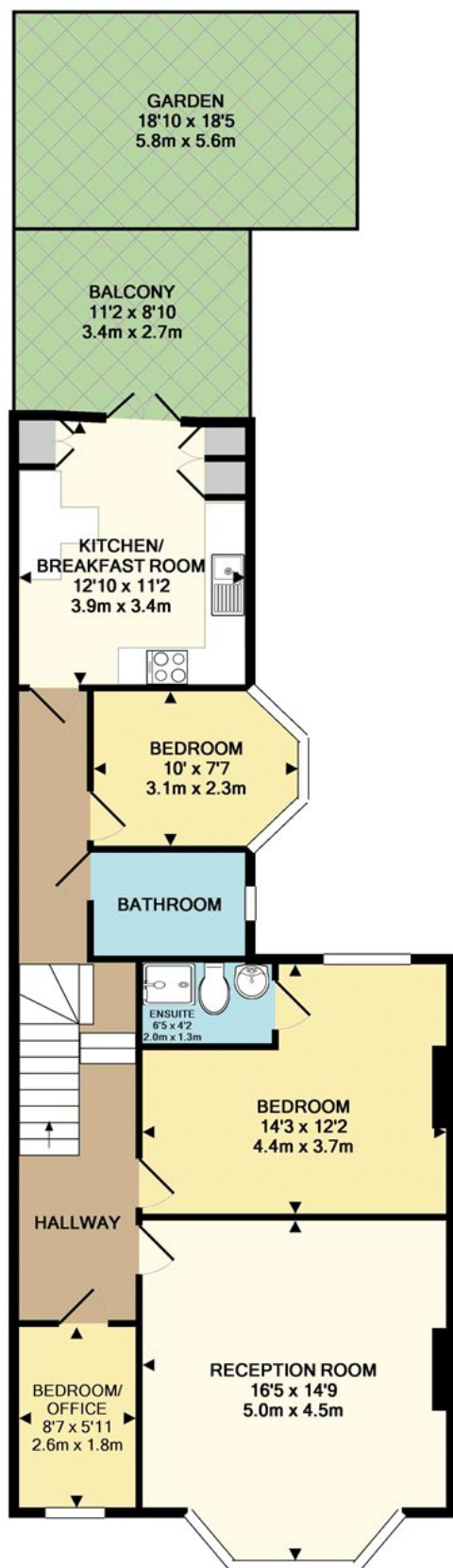
Offers invited £800,000 | Share of Freehold

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

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



- Four bedrooms
- Decked terrace
- Family bathroom & en suite
- Close to transport/amenities'
- Kitchen/diner
- Private garden
- Share of freehold



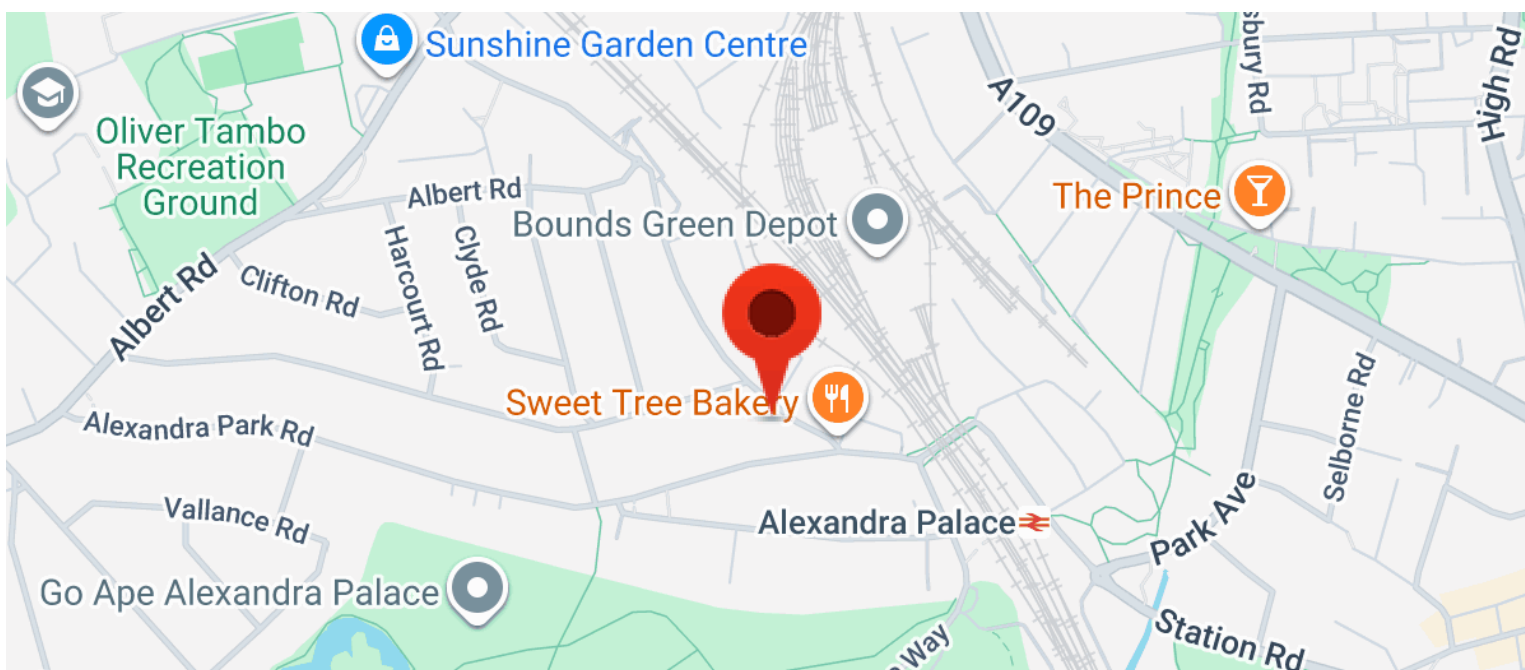
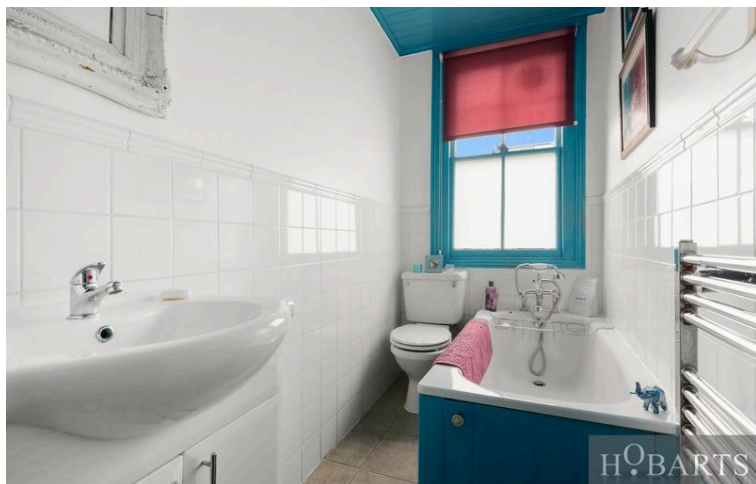
GROUND FLOOR



1ST FLOOR

CRESCENT ROAD, N22
TOTAL APPROX. FLOOR AREA 1254 SQ.FT. (116.5 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	60	78
EU Directive 2002/91/EC		
England, Scotland & Wales		

Address: Crescent Road, Alexandra Park, London, 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.