

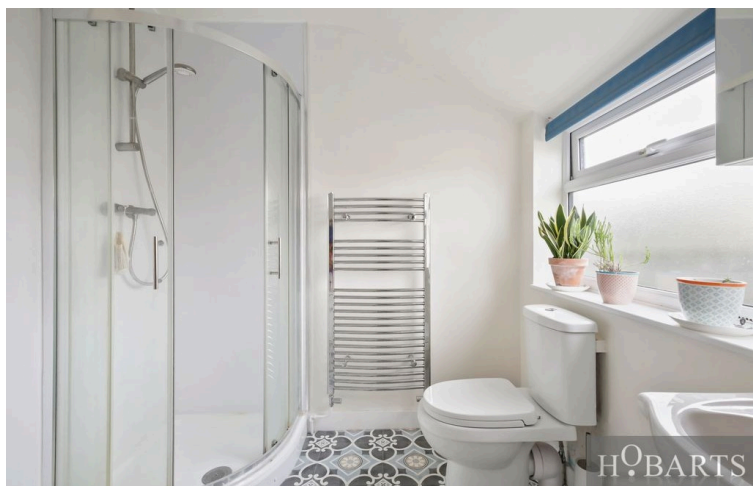
ONE-DOUBLE BEDROOM GROUND FLOOR EDWARDIAN CONVERTED APARTMENT WITH OWN PRIVATE ENTRANCE AND OWN REAR GARDEN. The bright and spacious accommodation comprises a fitted kitchen with understairs access to a large basement area (reduced height), a large family size bathroom with under floor heating and a separate shower/WC, a double bedroom with garden outlook to the rear, large lounge/reception room with an attractive bay window to the front, the property would ideally suit discerning purchasers looking for a ready to move into' home that is accessible to all amenities. Ideally located for Alexandra Palace National Rail (20/25 Mins City/West End) and close to the entrance to the wonderful green open spaces of Alexandra Park and Palace.

Palace Gates Road, Alexandra Park, N22 7BL

Offers in excess of £450,000 | Share of Freehold

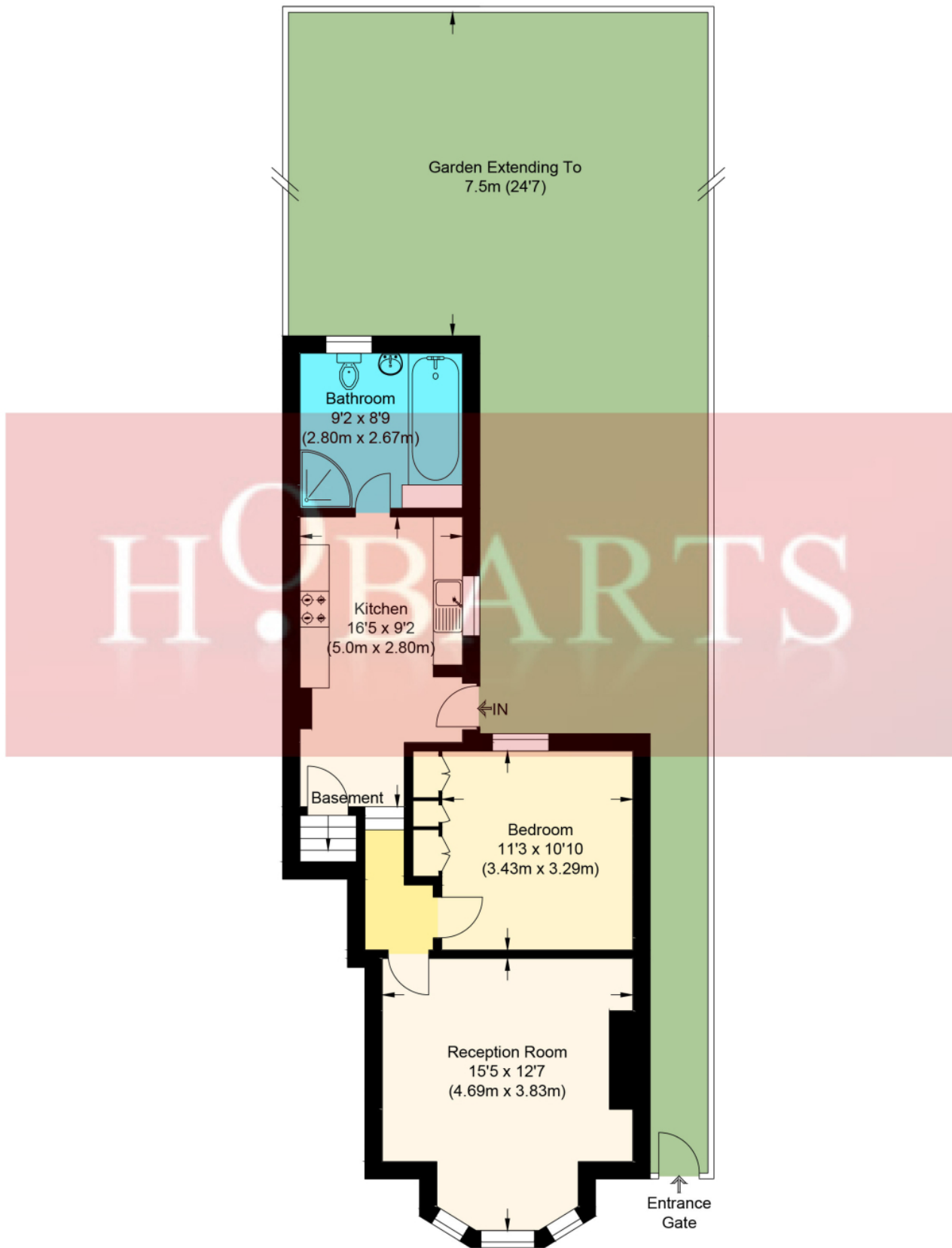
HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

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



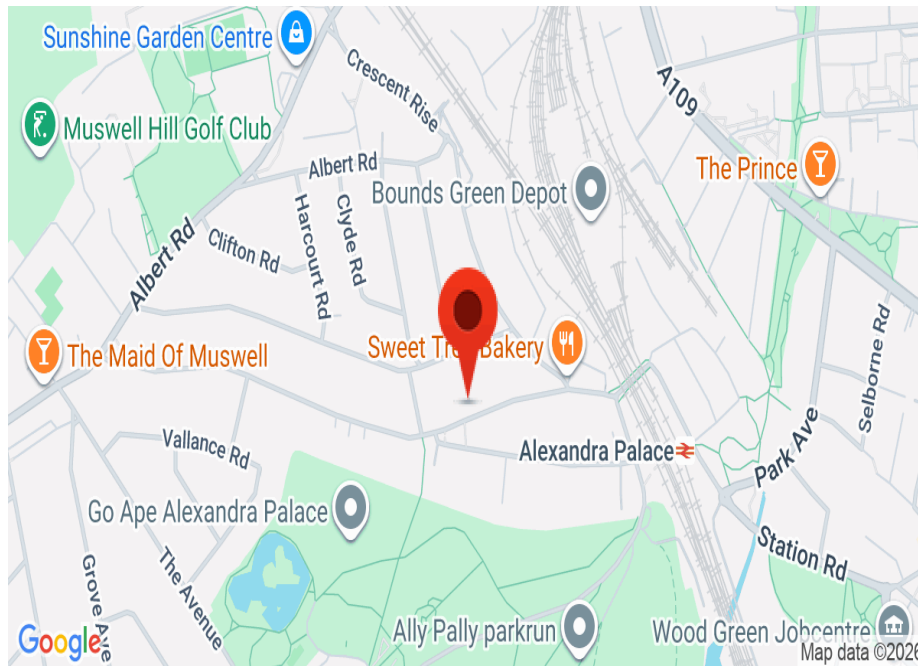
- Ground Floor Converted Flat
- Bath/Shower Room/WC
- Period Features
- Share of Freehold
- Alexandra Palace National Rail
- Close to Alexandra Park & Palace

- Attractive Lounge/Reception Room
- One-Double Bedroom
- 20/25 Mins City/West End
- Close All Amenities
- Own Rear Garden
- Own Private Entrance



Palace Gates Road

Approximate Gross Internal Area : 55.50 sq m / 597.39 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			

Address: Palace Gates 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.