



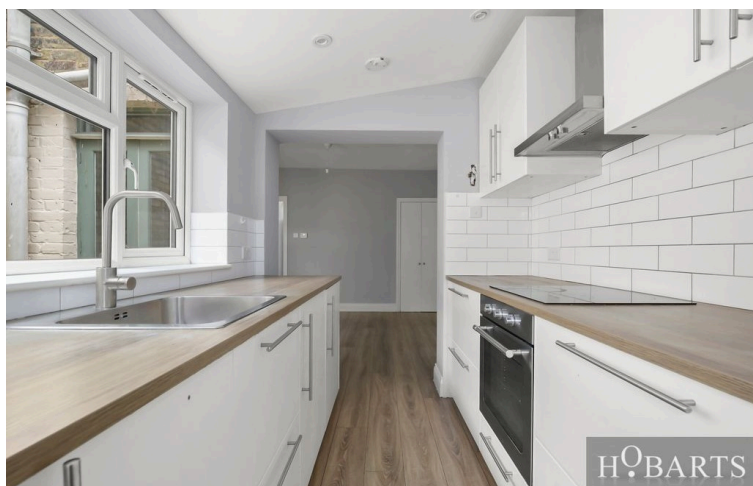
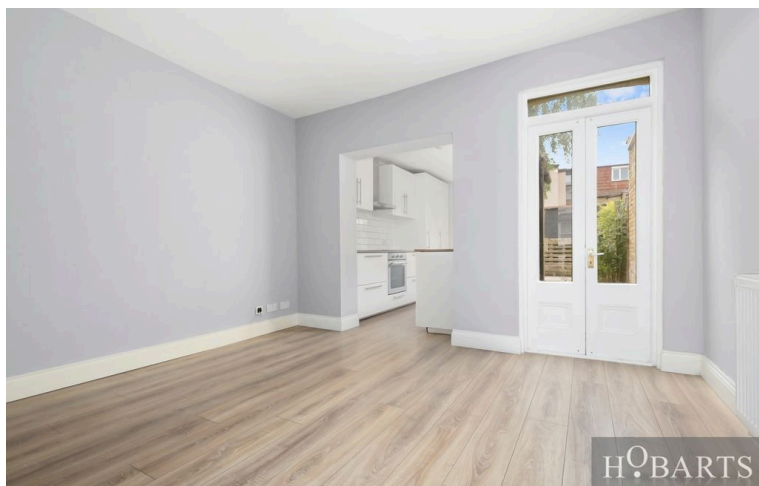
CONTEMPORARY STYLED TWO-DOUBLE BEDROOM MID-TERRACED PERIOD HOUSE WITH OWN REAR GARDEN. The internal accommodation comprises front garden, own secure front door, entrance hallway, front reception room with attractive bay window, beautiful period fireplace surround, hallway continues to a rear reception/diner with double doors to the garden, semi-open to a modern fitted kitchen with additional door to the garden, stairs from the hallway lead up to the first-floor landing where there is a large double bedroom to the front, a central modern bath/shower room/WC and an additional smaller double bedroom over-looking the 45' approx. rear garden. Ideally located in a sought-after cul-de-sac location equidistant to Alexandra Palace Rail & Wood Green Tube transport Hub (20/25 Mins City/West End) **** CHAIN FREE****

Warberry Road, Alexandra Park, London, N22 7TQ

Offers in excess of £625,000 | 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

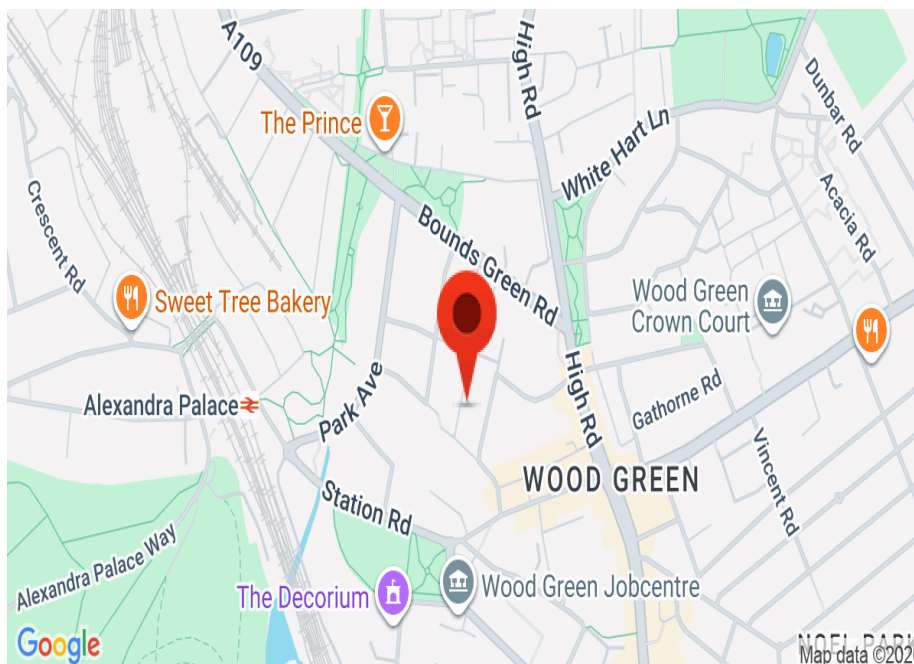
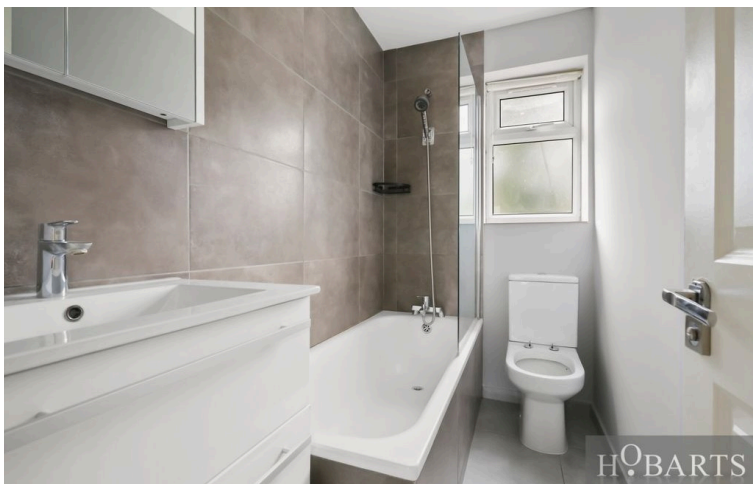


- Two Good Size Bedrooms
- Some Period Features/Characteristics
- Rear Garden
- Contemporary Styled
- 20/25 Mins City/West End
- Close to Shops/transport/All Amenities
- Upstairs Bathroom/WC
- Modern Fitted Kitchen
- Close Tube /National Rail Stations
- White Double-Glazing
- Cul-De-Sac Location
- Close to Alexandra Park & Palace



WARBERRY ROAD
 TOTAL APPROX. FLOOR AREA 695 SQ.FT. (65 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		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Warberry Road, 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.