



Fantastic Refurbishment / Work From Home Opportunity Spacious Edwardian split-level apartment with its own private entrance, rear garden, and house-sized accommodation. The property features an original entrance hallway, a kitchen/morning room with direct garden access, and stairs leading to a generous first-floor layout. This includes a bright front lounge, adjoining kitchen/study, large family bath/shower room, and a second bedroom. To the rear are an additional shower room/WC and a large main bedroom. Ideally located close to **Alexandra Palace National Rail** (20-25 mins to City/West End), excellent schools, local shops, and the open green spaces of **Alexandra Park & Palace**. **** IMPORTANT NOTE: The owner is currently securing formal planning consent prior to sale.**

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

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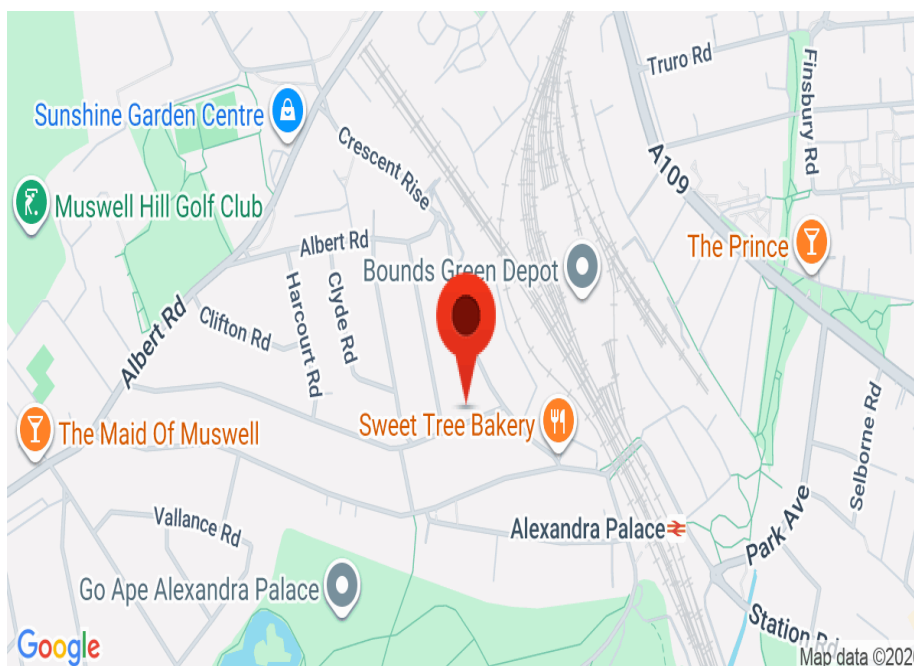


- 2 - Double Bedrooms
- Own Rear Garden
- Large Kitchen /Morning Room
- Split-Level
- Close to Alexandra Park /Palace
- Close to Good Schools/Shops/Amenities
- IMPORTANT NOTE = AWAITING PLANNING
- Optional Second Kitchen/Study
- 2 Reception Rooms
- Two Bath/Shower Rooms
- Own Private Entrance
- Close to National Rail
- 20/25 Mins City/West End



VICTORIA ROAD
 TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 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.



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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