



**\*\*POTENTIAL TO EXTEND \*\* STYLISH AND TASTEFULLY REFURBISHED THREE-BEDROOM, TWO RECEPTION ROOM EDWARDIAN FAMILY HOME WITH OWN FRONT GARDEN.** The accommodation comprises an own front door to an entrance hallway, two reception rooms, a fully fitted kitchen/morning room, stairs from the entrance hallway, lead up to the first-floor landing area where there is a family bath/shower room/WC and two-double bedrooms, and a third single bedroom. There is a sizeable lawned garden to the rear. The property is ideally located in a sought-after tree-lined cul-de-sac location within walking distance to Alexandra Palace National Rail & the wonderful green open spaces of Alexandra Park & palace. **\*\* OFFERED CHAIN FREE \*\***

Cornwall Avenue, Alexandra Park, London, N22 7DA

Offers in excess of £800,000 | Freehold

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

sales@hobartsproperty.co.uk  
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0208 348 3333

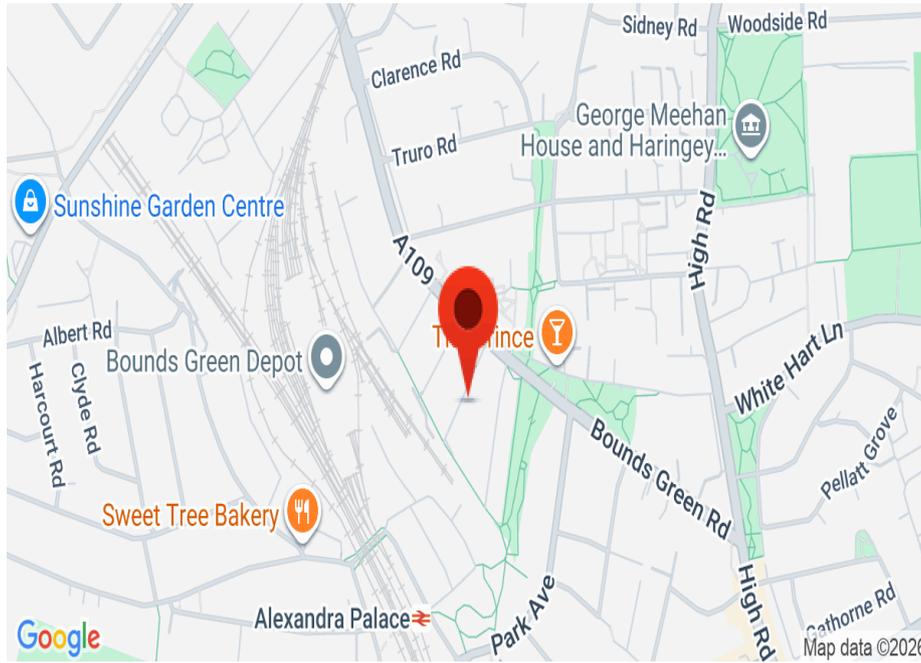


- Three-Bedrooms
- Close to National Rail, Tube/Amenities
- Wood Flooring
- Fitted Kitchen/Morning Room
- CHAIN FREE
- Secure Double-Glazing
- Two Reception Rooms
- LOFT SPACE POTENTIAL
- Recently Refurbished
- POTENTIAL TO EXTEND



CORNWALL AVENUE  
 TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98 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+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			

Address: Cornwall Avenue, 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.