



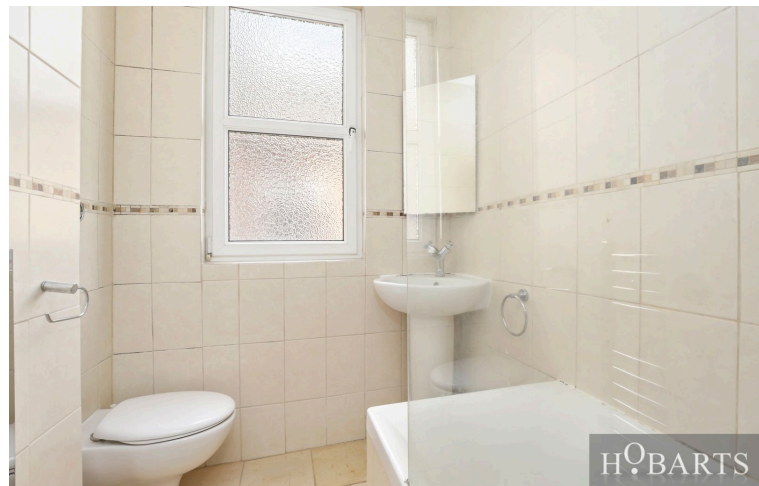
A charming one-bedroom split-level flat located in one of the most sought-after areas of Alexandra Palace, the accommodation comprises a shared front door that leads to an entrance hallway and a spacious living room. Upstairs, you will find a well-equipped kitchen, a shower room / WC, and a bright double bedroom with in-built storage. This property is ideally located for convenient travel, just a short walk from Alexandra Palace rail station and many well-connected North London bus routes, as well as being situated in the high-demand residential sub-area of Alexandra Palace, close to the park and palace. (Offered chain-free with share of freehold.)

Victoria Road, Alexandra Park, London, N22 7XF

Priced to sell £425,000 | Share of Freehold

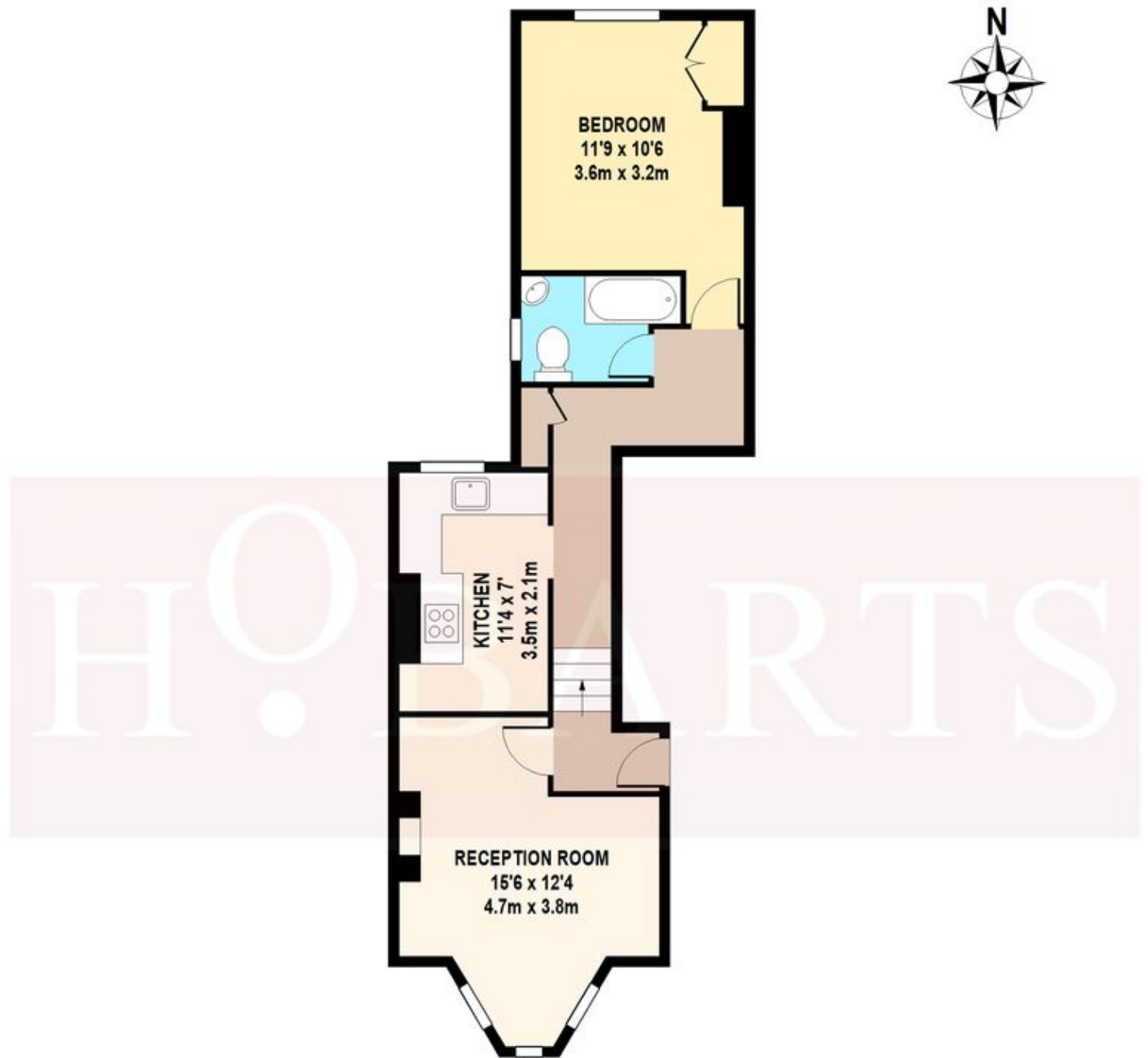
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

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



- One Double-Bedroom
- Close to Tube/National Rail
- Close to Alexandra Park & Palace
- Front Lounge/Reception Room
- 20/25n Mins City/West End

- Sought-After location
- Upper Floor Security
- Fitted Kitchen
- Modern Shower Room/WC



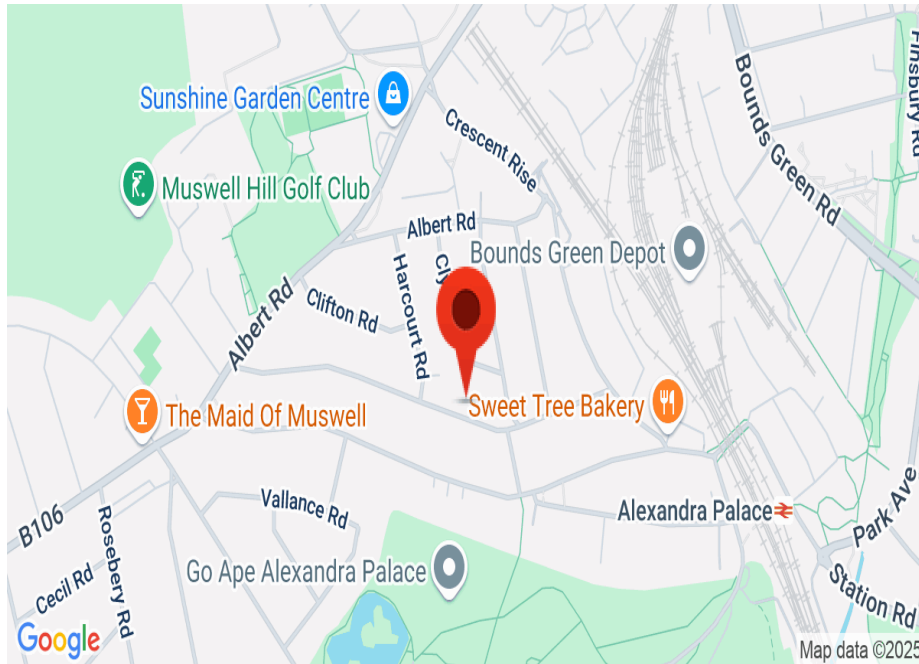
**RAISED GROUND FLOOR**

VICTORIA ROAD  
 TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45 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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 84 Victoria 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.