

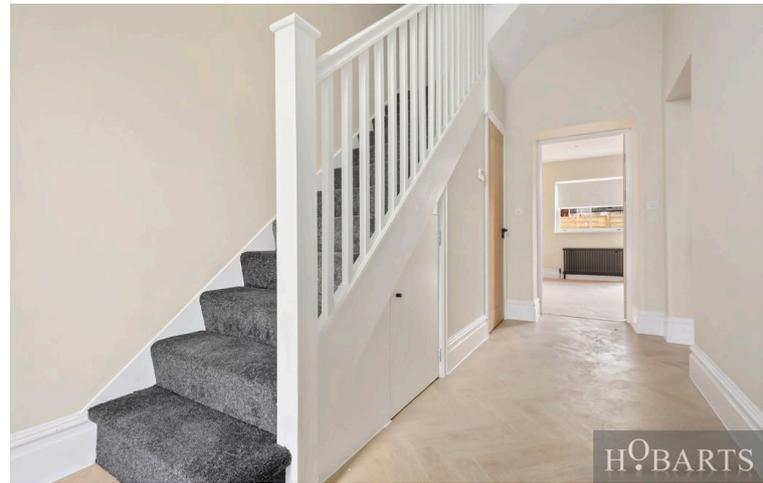
**THREE-DOUBLE BEDROOM SEMI-DETACHED VICTORIAN VILLA WHICH HAS BEEN EXTENSIVELY REFURBISHED AND REMODELLED THROUGHOUT TO AN EXTREMELY HIGH STANDARD.** The accommodation comprises front garden, own entrance to a spacious entrance hallway, guest cloaks /WC, door leading to the front reception room with a semi-open plan, stunning fitted kitchen/dining area to the rear, door leading down to a sizeable basement (wine cellar?). and door from the kitchen area to the wrap-around low maintenance patio area. Stairs from the entrance hallway lead up to the first-floor landing area, where there are two-double bedrooms and two en-suite shower room/WC's. Stairs continue up to the top (second floor) level, where there is a commanding main bedroom with an ensuite family-size bath/shower room.. Ideally located for all amenities, including Wood Green Tube/Transport Hub and the wonderful green-open spaces of Alexandra Park & Palace. **\*\* OFFERED CHAIN FREE \*\***

Stuart Crescent, London, N22 5NJ

Offers invited £1,050,000 | Freehold

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

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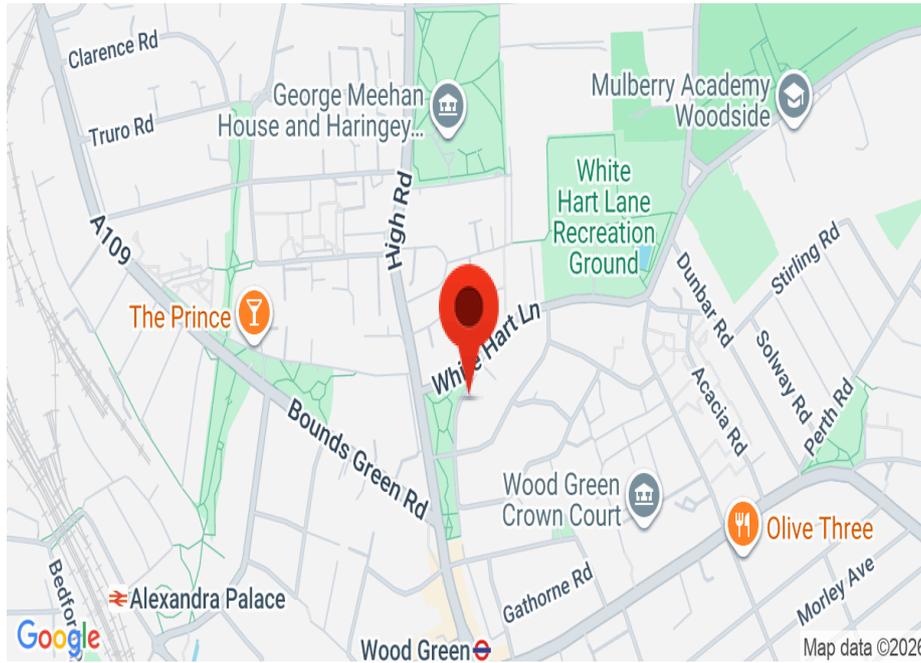
- Victorian Semi-Detached Villa
- Patio Garden
- Three Bath/Shower Rooms
- Basement
- 20/25 Mins City/West End

- Semi-Open Plan Kitchen/Living Area
- Three-Double Bedrooms
- Close to All Amenities
- Close to Alexandra Park/Palace



STUART CRESCENT  
TOTAL APPROX. FLOOR AREA 1761 SQ.FT. (164 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>	75	80
(55-68)	<b>D</b>		
(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: Stuart Crescent, N22

**Tenure:**  
Freehold

**Viewings:**  
Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**  
8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

sales@hobartsproperty.co.uk  
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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.