



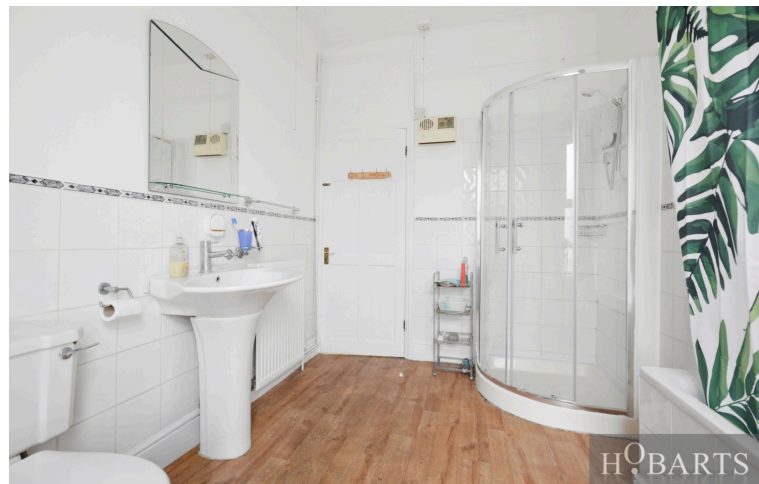
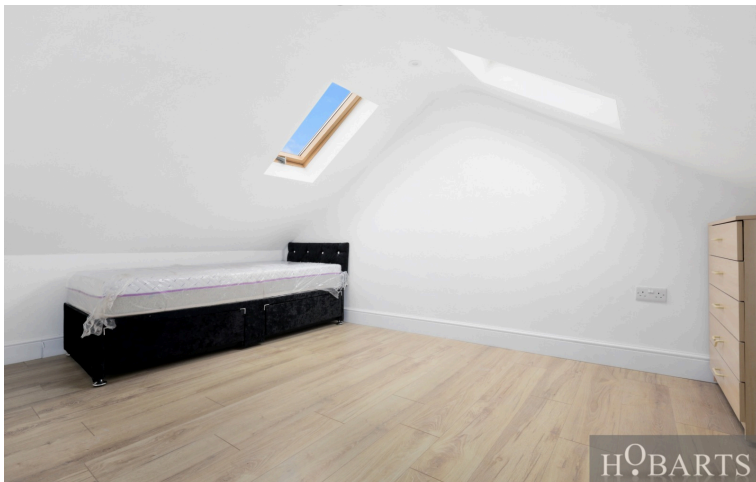
Three double- bedroom bay-fronted Victorian mid-terrace property. The secure double-glazed property has already benefited from a converted loft space, the internal accommodation now comprises of an attractive frontage, front garden, original front door leading to an entrance hallway, under stairs storage cupboard, two reception rooms, separate kitchen to the rear with door to the garden. Stairs from the hallway lead up to the first floor landing area where there are two double bedrooms and a large family bath/shower room/WC, stairs from the landing area continue up to the top (second) floor level where there is an additional large double bedroom. There is a paved, low-maintenance garden to the rear. Located opposite the entrance to Russell Park, the property would ideally suit purchasers looking for home that is accessible to all amenities including excellent nursery & primary schools and both Wood Green & Turnpike Lane Tube/Transport Hubs (20/25 Mins City/West End). ** CHAIN FREE **

Russell Avenue, Noel Park, N22 6QB

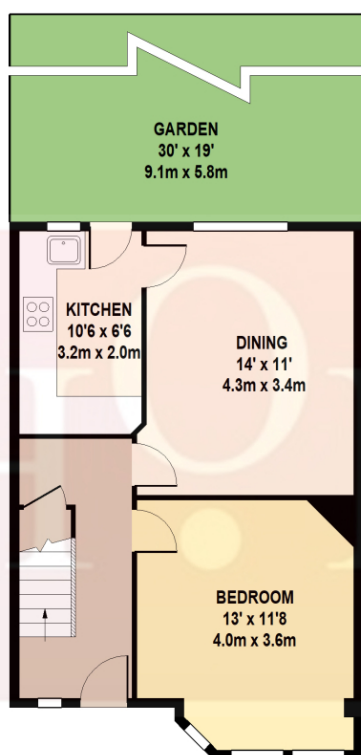
£750,000 | Freehold

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

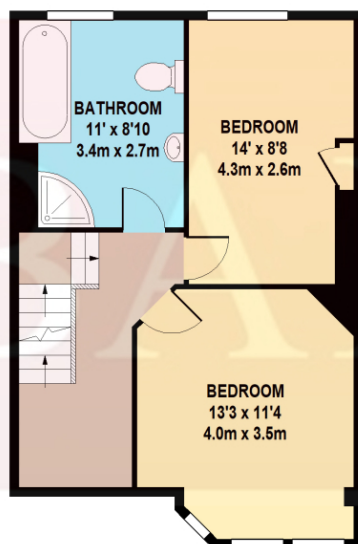
sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



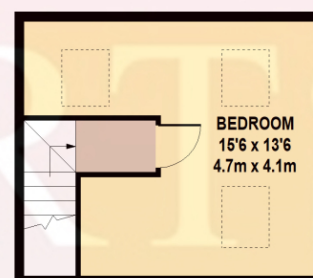
- Three-Double Bedrooms
- Upstairs Bath/Shower Room/WC
- Rear Garden
- Opposite Russell Park
- 20/25 Mins City/West End
- Two Reception Rooms
- Double-Glazed
- Separate Kitchen
- Close to Good Schools/ Shops/Amenities



GROUND FLOOR



1ST FLOOR



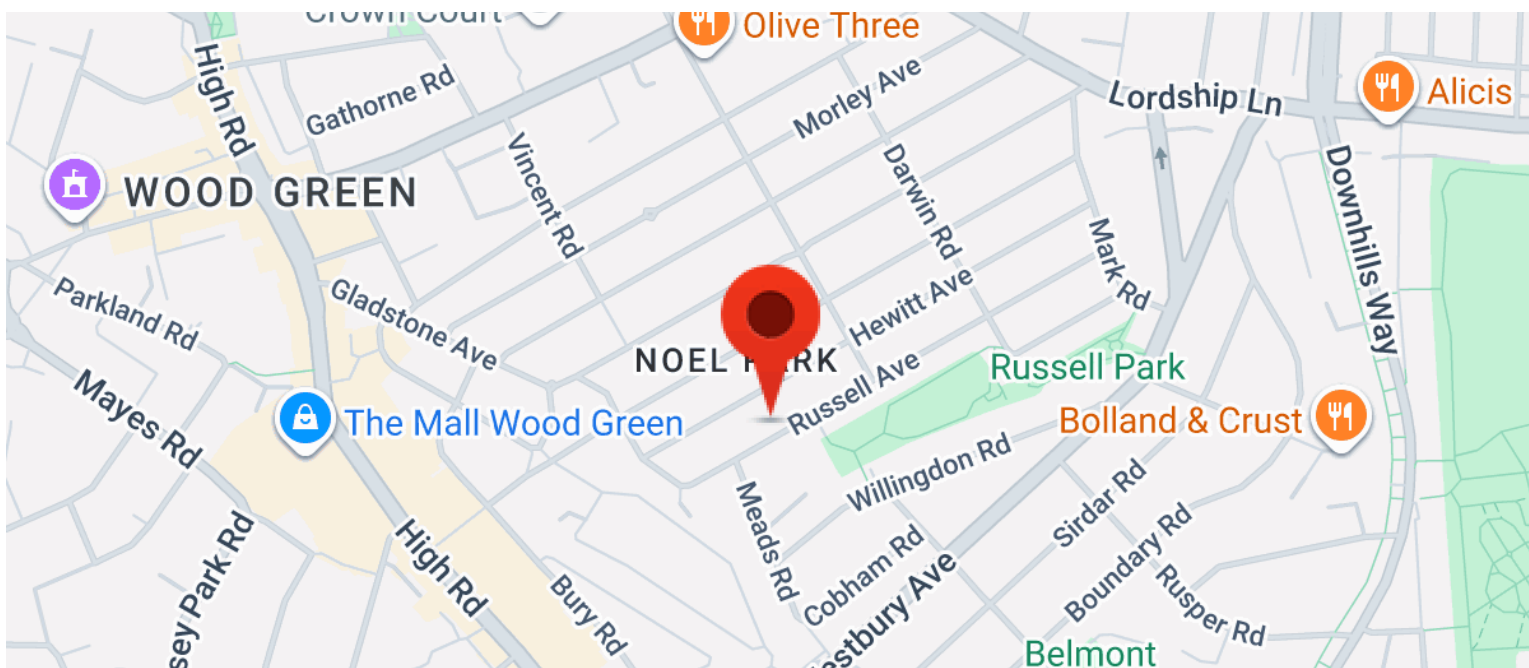
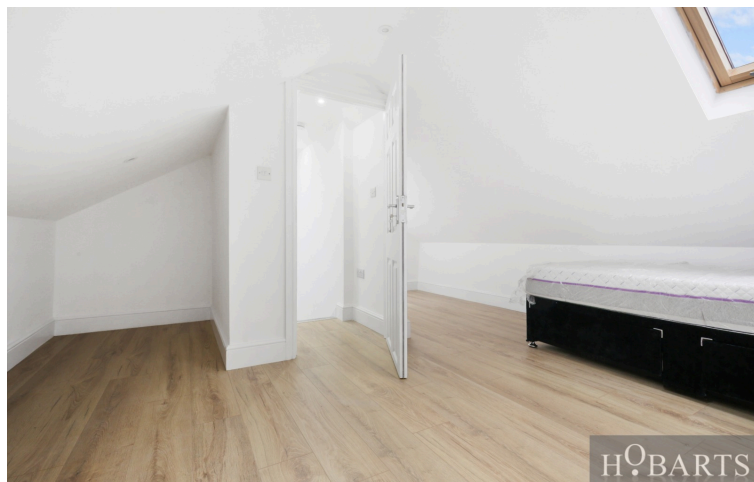
2ND FLOOR

RUSSELL AVENUE
TOTAL APPROX. FLOOR AREA 1134 SQ.FT. (105 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	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	87
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Address: Russell 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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rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



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.