



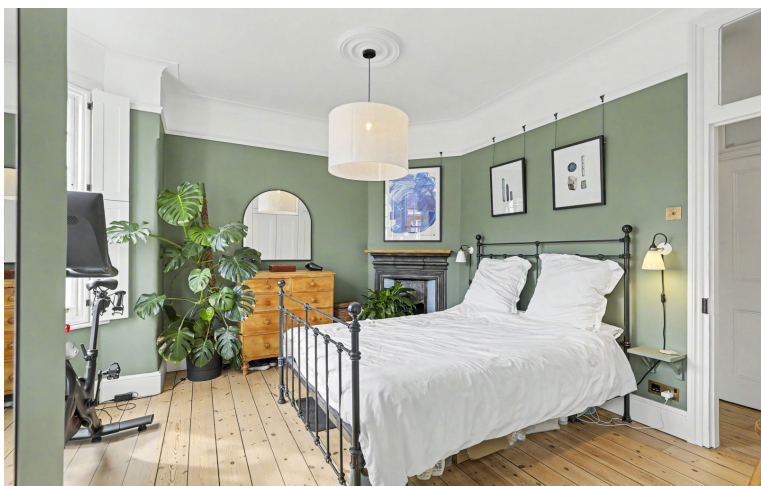
Exquisitely designed and remodelled Three-Bedroom Victorian end of terraced property located in the Noel Park Conservation Area. The accommodation comprises of an attractive frontage, front door leading to a tiled entrance hallway with understairs guest cloaks/WC, front reception room, stunning custom-built fitted kitchen/ extended living area with roof sky lights and doors leading out to an attractive low maintenance rear garden. Stairs from the entrance hallway lead up to a first-floor landing area where there are two double bedrooms, and a third bedroom/optional study to the rear, beautifully tiled bath/shower room/WC. Located opposite the entrance to Russell Park, the property would ideally suit discerning purchasers looking for a stylish 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. ** LOFT SPACE POTENTIAL **

Russell Avenue, Noel Park, London, N22 6QB

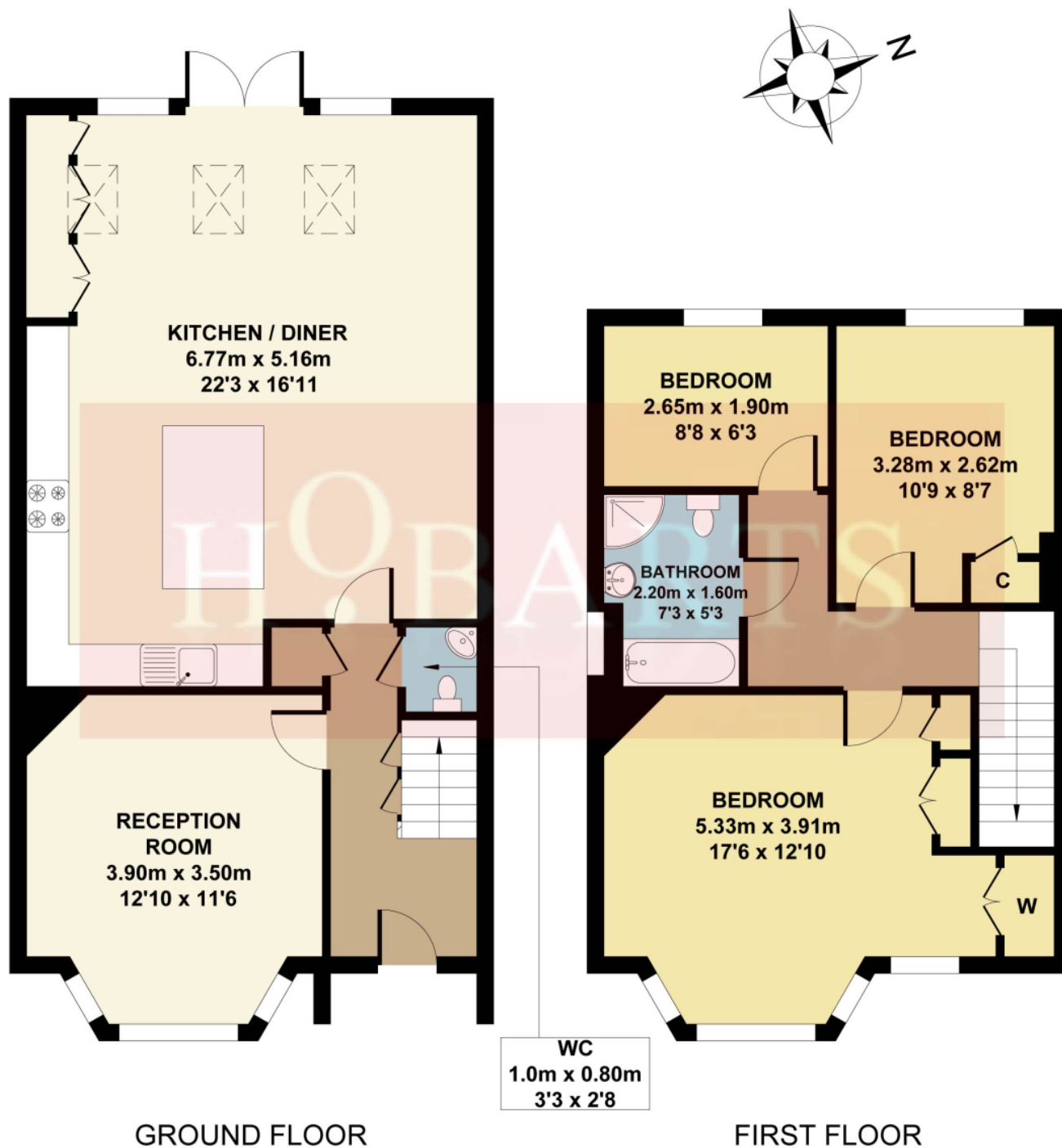
£750,000 | Freehold

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

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0208 348 3333



- Victorian End-Terraced Property
- Guest Cloaks/WC
- Stunning Extended Fitted Kitchen/Living Area
- Upstairs Family Bath/Shower Room/WC
- Excellent Nursery & Primary Schools
- LOFT SPACE POTENTIAL
- Front Reception Room
- Three-Bedrooms
- Secure Double-Glazed Windows
- Low Maintenance Rear Garden
- Opposite Russell Park
- 20/25 Mins City/West End

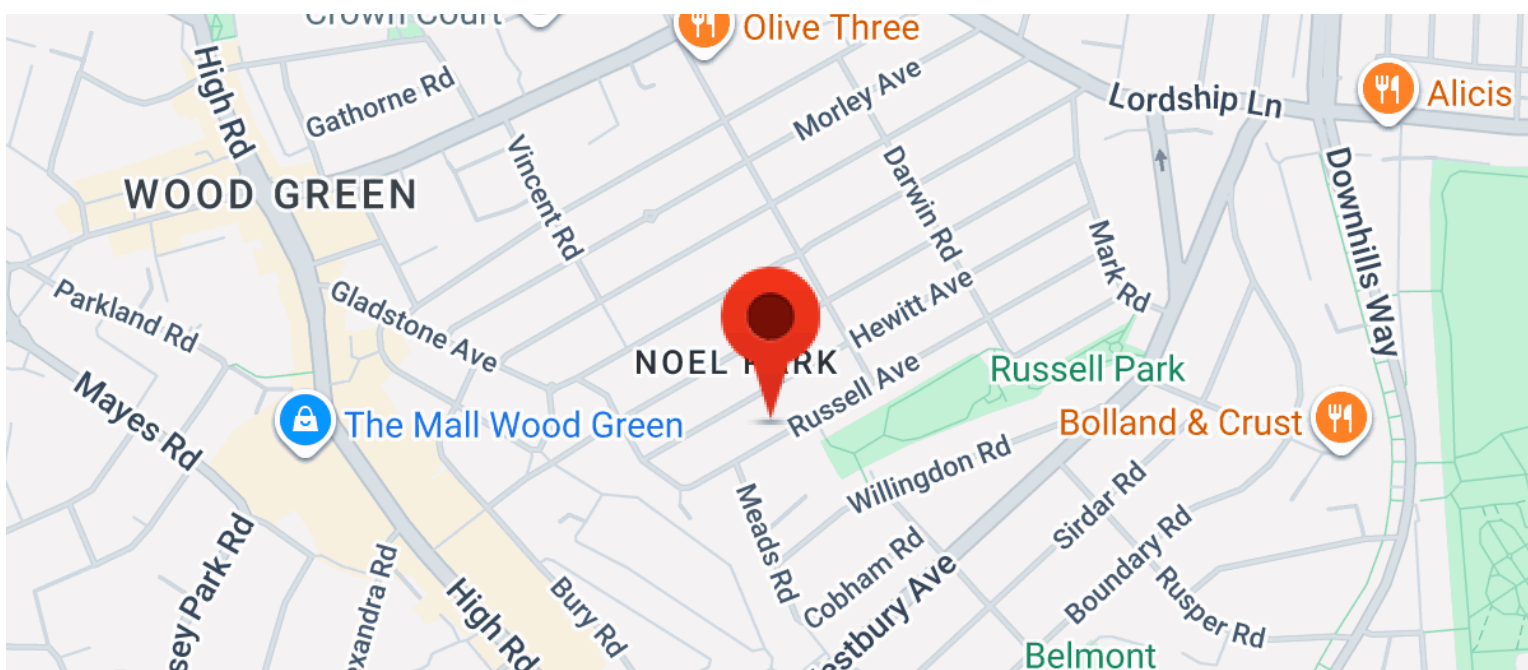
**RUSSELL AVENUE**

TOTAL APPROX. FLOOR AREA 96.30 SQ.M. (1037 SQ.FT.)

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Tenure:
Freehold

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

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Park, LONDON N22 7RS

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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.