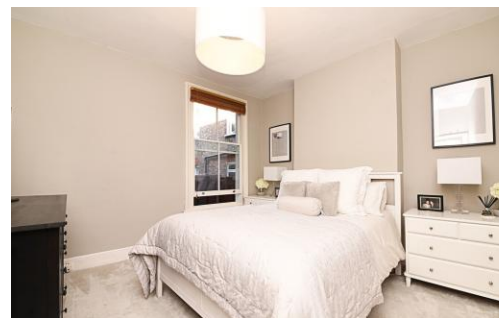




STYLISH & TASTEFULLY PRESENTED - OPTIONAL TWO/THREE BEDROOM FREEHOLD GROUND FLOOR EDWARDIAN MAISONETTE WITH OWN FRONT & REAR GARDENS. The accommodation blends contemporary style decoration and some fine original period features and comprises: a large frontal lounge/ reception room; 2 bedrooms and an optional 3rd bedroom/diner; there is a fitted kitchen to the rear with door leading out to the rear garden; and a tiled wet room with shower and WC. Located close to good schools including APS Secondary School (Ofsted rated 'outstanding') along with a choice of highly-rated primary schools. The property would ideally suit discerning purchasers looking for a 'ready to move into' chain free home of quality, that is accessible to all amenities including Alexandra Palace National Rail & Bounds Green tube (Piccadilly Line) with fast & frequent trains to the City/West End (20/25 mins approx.)

Crescent Road, Alexandra Park, N22 7RZ

£550,000 Freehold

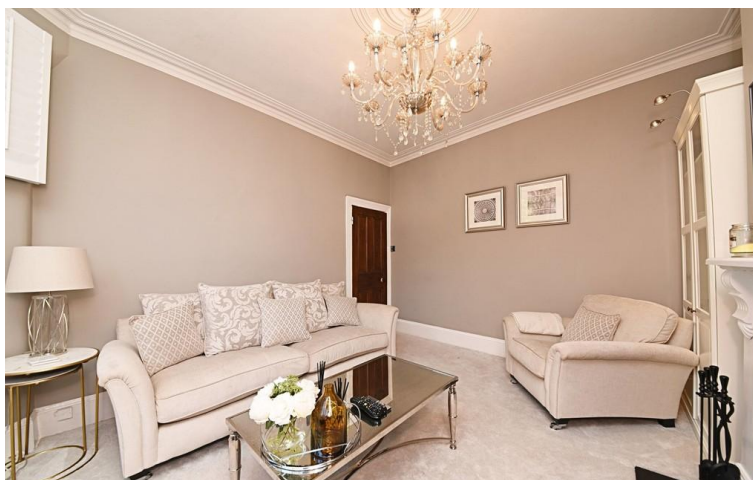
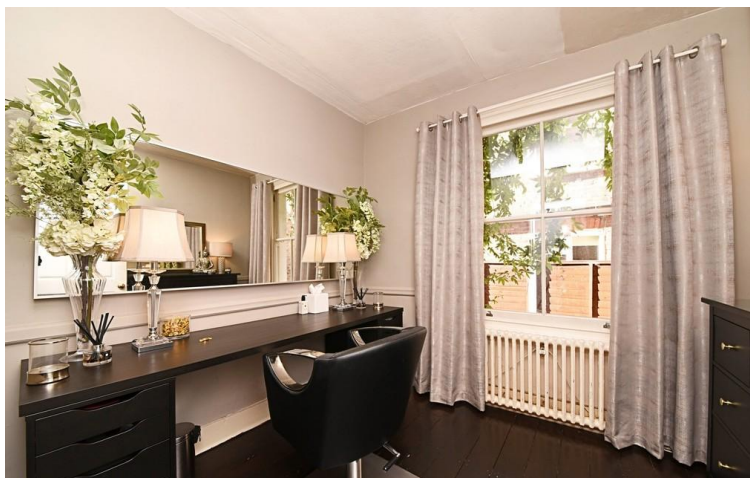
HOBARTS ESTATE AGENTS

3 Crescent Road, Alexandra Park, London, N22 7RP

sales@hobartsproperty.co.uk

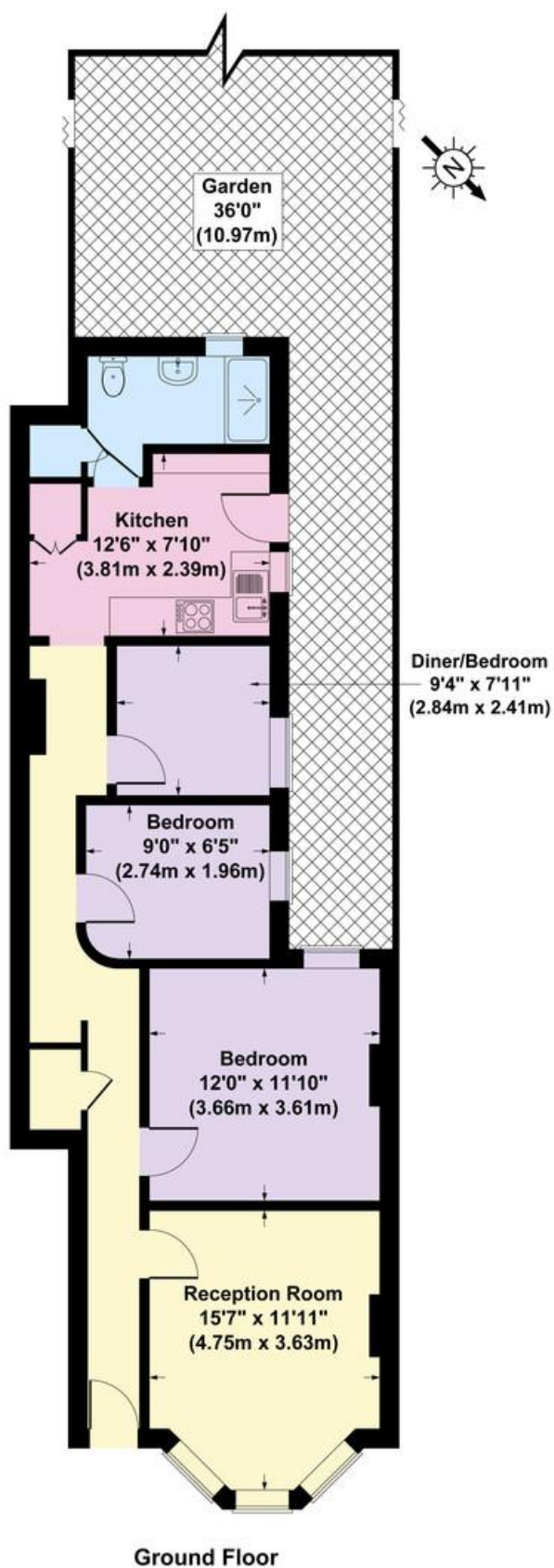
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0208 889 4322



- Optional Two/Three Bedroom Layout
- Own Front & Rear Gardens
- Ample Storage
- Close to Alexandra Park & Palace
- Many Fine Period Features

- Secure Wood Framed Double Glazing
- Fitted Kitchen
- Tiled Wet Room with Shower/WC
- Close to Good Schools/Shops/Amenities
- CHAIN FREE

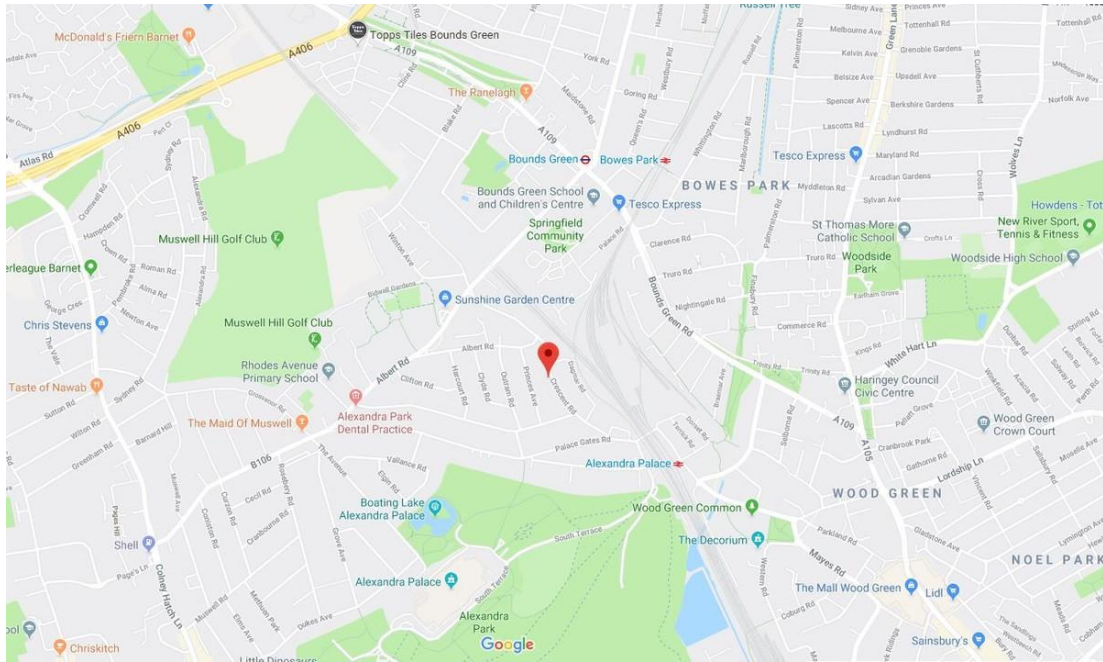


Crescent Road, London, N22

Gross Internal Area 796 sq ft / 74 sq metres

Not to Scale. Produced by The Plan Portal 2019

For Illustrative Purposes Only.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 67	Potential: 79
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 65	Potential: 80
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure:
Freehold

Ground rent:
N/A

Service Charges:
N/A

Local Authority:
Haringey London
Borough Council

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
020 8889 4322

Contact:
3 Crescent Road
London N22 7RP

sales@hobartsproperty.co.uk
www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.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.