



THREE BEDROOM EDWARDIAN TERRACE "FAMILY HOME" LOCATED IN A SOUGHT-AFTER CUL-DE-SAC LOCATION. The stylish & tastefully presented property comprises of thru-lounge, modern fitted kitchen/diner, two double bedrooms, one single bedroom, modern fitted bathroom and own south/east facing garden. Ideally located for Alexandra Park National Rail / Wood Green Tube stations (20/25 Mins City/West End) & the attractive green open spaces of Alexandra Park & palace itself. Early viewing strongly recommended. N.B. THERE IS POTENTIAL TO CONVERT THE LARGE LOFT SPACE SUBJECT TO THE USUAL CONSENTS.

Northcott Avenue, London, N22 7DB

£750,000 Freehold

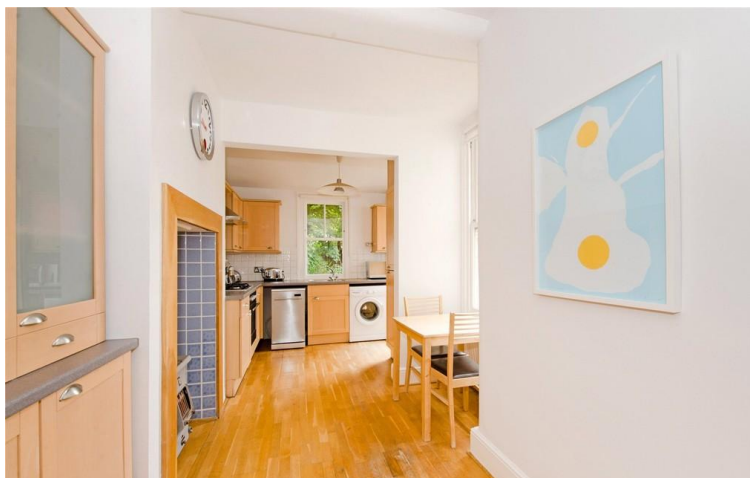
HOBARTS ESTATE AGENTS

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0208 889 4322

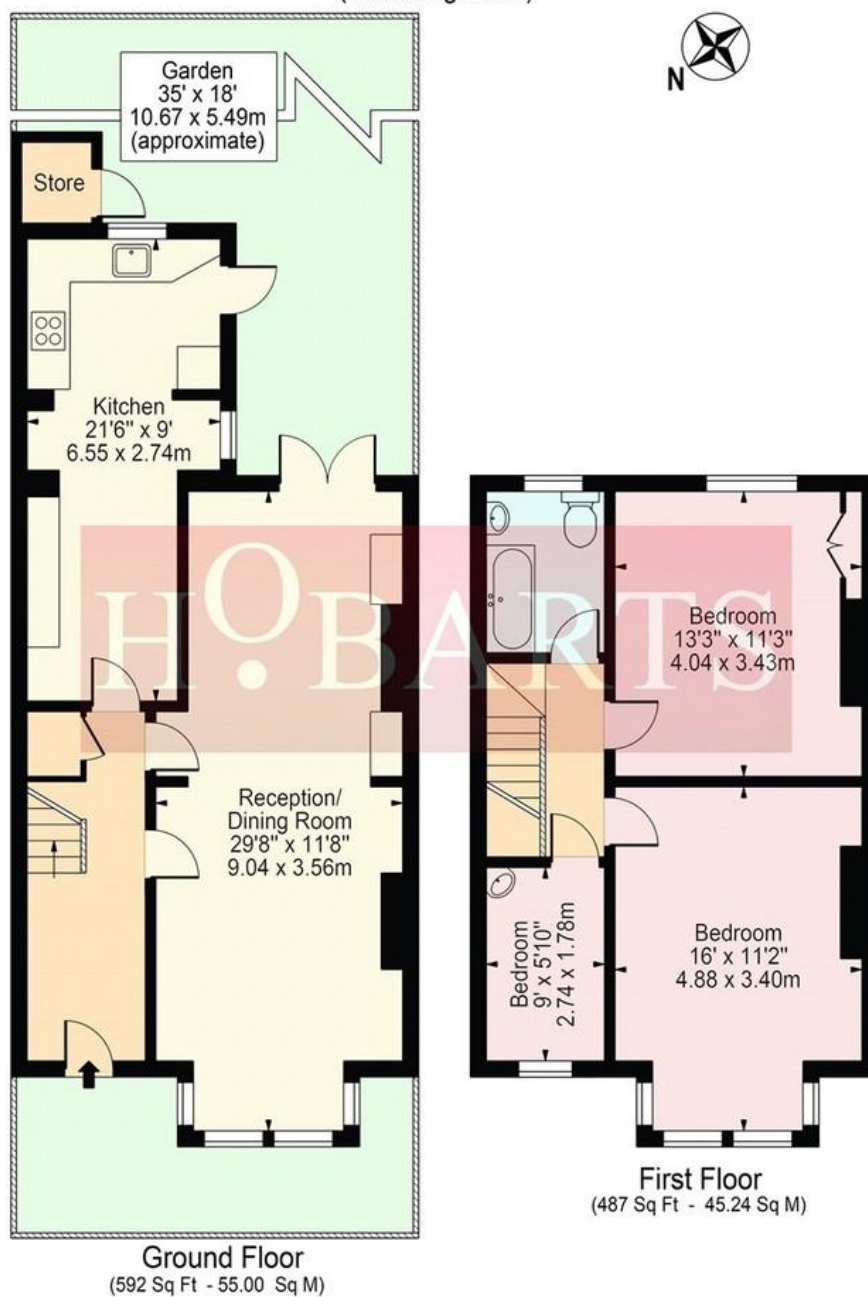


- Three bedrooms
- 21' kitchen/diner
- South/East facing garden
- Cul-de-sac location
- Thru-lounge
- Family bath/shower room
- 4th b/room potential STPP
- Close to transport/amenities'

Northcott Avenue, N22

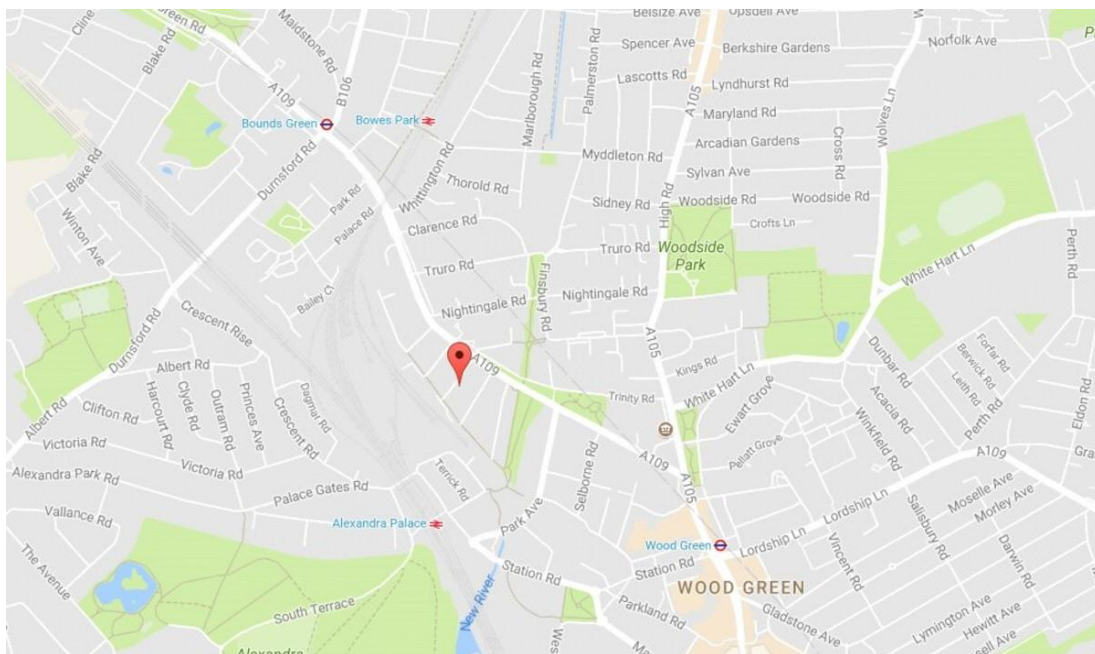
Approx. Gross Internal Area 1079 Sq Ft - 100.24 Sq M

(Excluding Store)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure:
Freehold

Local Authority:
Haringey London
Borough Council

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

Contact:
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London N22 7RP

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rightmove

PrimeLocation.com

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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.