



FIRST FLOOR THREE BEDROOM EDWARDIAN MAISONETTE IDEALLY LOCATED IN THE HEART OF ALEXANDRA PARK WITH DIRECT ACCESS VIA AN INTERNAL STAIRCASE TO ITS OWN SOUTH FACING GARDEN. The property comprises a frontal lounge, three bedrooms, fitted kitchen/diner, fitted bathroom. The property has the potential of a 4th bedroom loft conversion STPP. Ideally located for Alexandra Park National Rail & Bounds Green Tube stations (20/25 Mins City/West End). Early viewing strongly recommended.

Albert Road, London, N22 7AG

£625,000 Leasehold

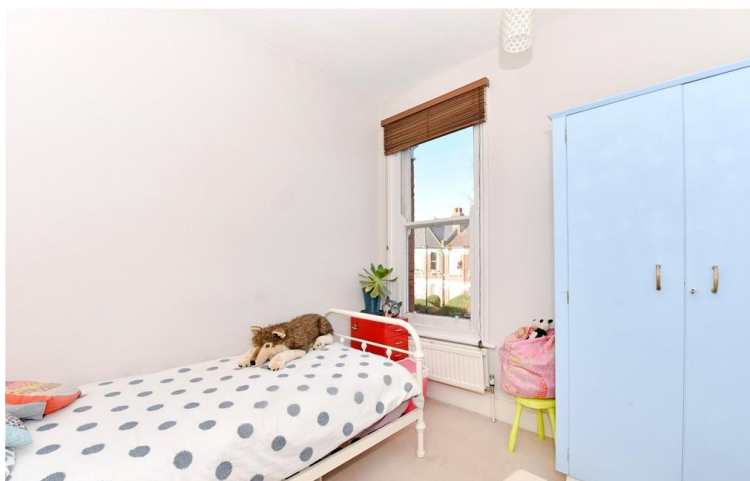
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3 Crescent Road, Alexandra Park, London, N22 7RP

sales@hobartsproperty.co.uk

www.hobarts.co.uk

0208 889 4322



- First floor security
- Kitchen/diner
- Close to Rhodes Ave Primary & APS Secondary Schools
- CHAIN FREE

- Three bedrooms
- South facing garden
- Close to National Rail/Tube
- LOFT SPACE /4TH BEDROOM POTENTIAL'

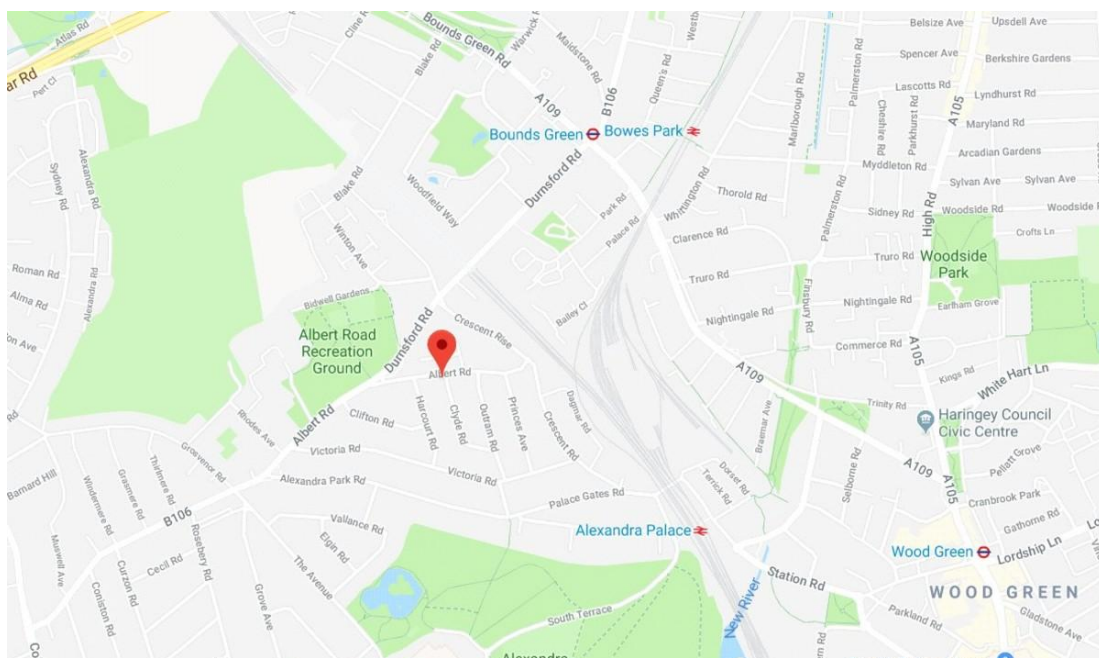
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Approx. Gross Internal Area: 927 ft² ... 86.1 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
only and must not be relied upon as a statement of fact.
(c) Peninsula Surveys Ltd



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
73	80	
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure:
Leasehold

Local Authority:
Haringey London
Borough Council

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

Contact:
3 Crescent Road
London N22 7RP

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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.