



IDEAL INVESTMENT/FIRST PURCHASE - TWO-DOUBLE BEDROOM FIRST FLOOR CONVERTED FLAT IN GOOD ORDER THROUGHOUT. The gas centrally heated and double-glazed accommodation comprises: Shared front door to lobby area, stairs leading up to first floor landing, own front door opening to entrance hallway, fitted 'galley style' kitchen to the front, large separate lounge/reception room, two-double bedrooms, large bath/shower room/WC. The property is ideally located opposite Wood Green Common (park/children's play area) and Alexandra Palace National Rail & just a short walk to Wood Green Tube Station (20/25 Mins City/West End) and the wonderful green-open spaces of Alexandra Park and palace. **
LOFT SPACE INCLUDED, POTENTIAL TO CONVERT **

Station Road, Wood Green, London, N22 7SX

£399,950 Leasehold

HOBARTS ESTATE AGENTS

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

sales@hobartsproperty.co.uk

www.hobarts.co.uk

0208 889 4322



- **First Floor Security**
- **'Galley Style' Fitted Kitchen**
- **Spacious Bath/Shower Room/WC**
- **Attractive Frontal outlook**
- **Close to National Rail/Wood Green Tube**

- **Two-Double Bedrooms**
- **Separate Lounge/Reception Room**
- **Double-Glazing**
- **Close to Park/Palace/Shops/Amenities etc.**
- **20/25 Mins City/West End**

HOBARTS

Station Road, N22

CAPTURE DATE 17/10/2022

LASER SCAN POINTS 24,624,043

GROSS INTERNAL AREA

69.13 sqm / 744.11 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
69.13 sqm / 744.11 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Excludes swimming pools, external roof height
63.82 sqm / 686.95 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

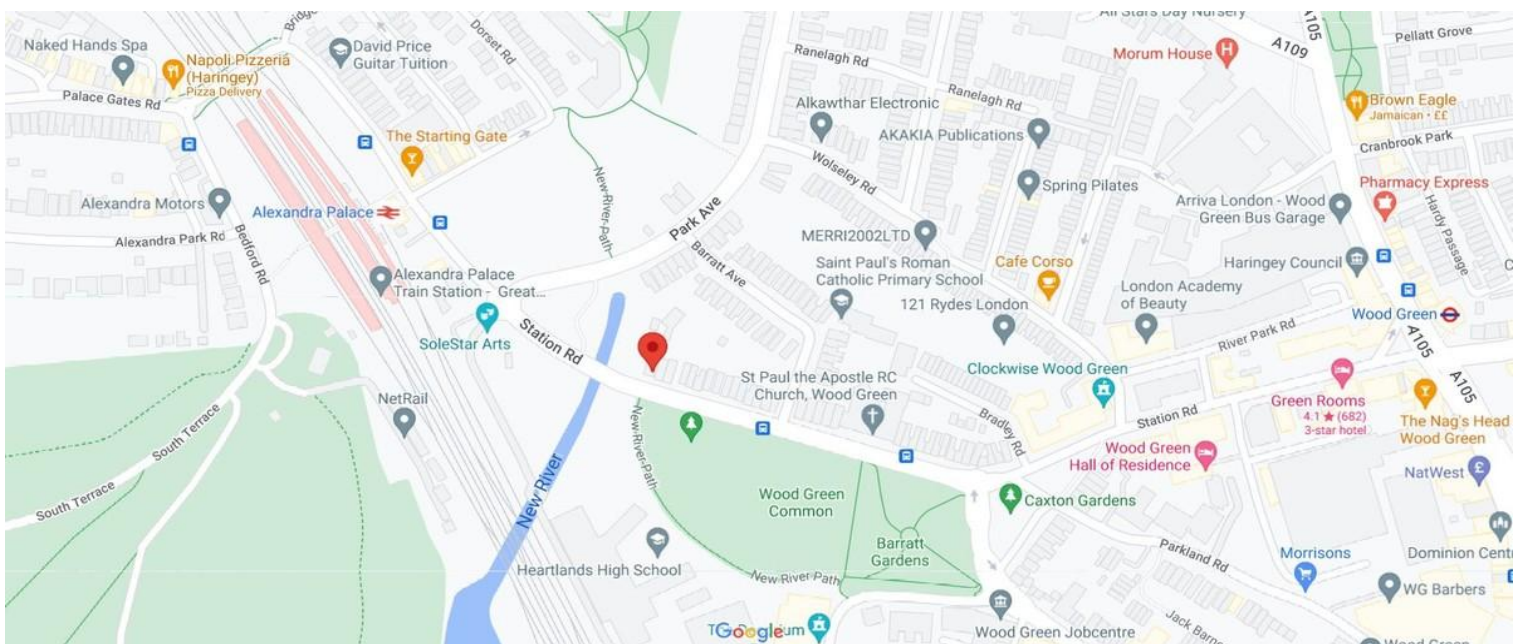
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PM01 30 RESIDENTIAL: 69.13 sqm / 744.11 sqft
PM02 30 RESIDENTIAL: 64.87 sqm / 699.00 sqft

SPEC ID 5634aa07b8b2d5d0d84385594



Tenure:
Leasehold

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

Ground rent:
TBC

Service Charges:
TBC

Contact:
3 Crescent Road
London N22 7RP

Local Authority:
Haringey London
Borough Council

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.