



STYLISH AND TASTEFULLY PRESENTED TWO-DOUBLE BEDROOM FIRST FLOOR CONVERTED APARTMENT WITH OWN PRIVATE FRONT ENTRANCE. The property has a dual aspect frontal outlook and has benefited from substantial modernisation and improvement including white double-glazing throughout and wood flooring. The property would ideally suit discerning purchasers looking for a 'ready to move into' home of quality that is instantly accessible to all amenities including Alexandra Palace National Rail & Wood Green Tube and Main Shopping City (20/25 Mins City/West End) and the wonderful green open spaces of Alexandra park and palace itself.

Warberry Road, Alexandra Park, N22 7TQ

£475,000 Share of Freehold

HOBARTS ESTATE AGENTS

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

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0208 889 4322



- **Upper Floor Security**
- **Fitted Kitchen/Diner**
- **White Secure Double-Glazing**
- **Close to All Amenities**
- **Close to Wood Green Tube/Alexandra Palace National Rail**

- **Own Front Entrance**
- **Spacious Landing Area**
- **Contemporary Tiled Bath/Shower Room/WC**
- **Night Bus Service to City/West End**
- **20/25 Mins City/west End**



Warberry Road, N22

CAPTURE DATE 01/02/2023 LASER SCAN POINTS 21,162,918

GROSS INTERNAL AREA

66.20 sqm / 712.57 sqft



GROSS INTERNAL AREA (GIA)
The sum of the property
66.20 sqm / 712.57 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes exclusive use of roof height
61.59 sqm / 662.95 sqft

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

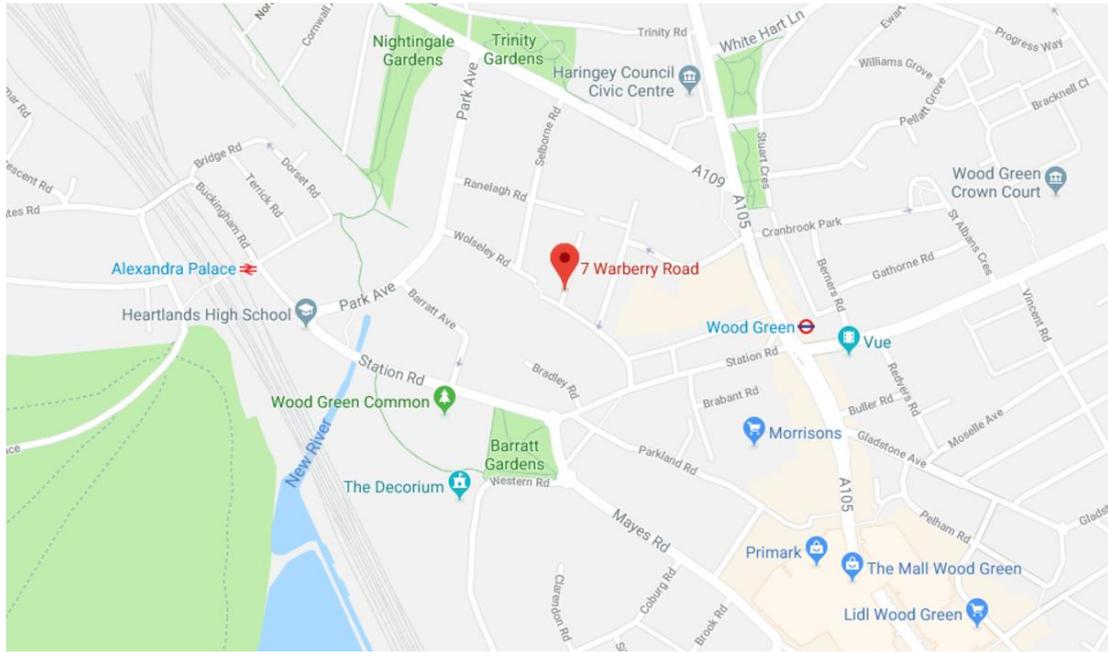
RESTRICTED HEAD HEIGHT
Ceiling less than 2.0m
0.00 sqm / 0.00 sqft



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.

PM3 3D RESIDENTIAL: 66.20 sqm / 712.57 sqft
PM3 2D RESIDENTIAL: 62.11 sqm / 668.25 sqft

SPEC ID: 563d7ac884c29510dcb2296fb



Awaiting Energy Certification

Tenure:
Share of Freehold

Ground Rent:
N/A

Service Charges:
No Fixed Charges

Local Authority:
Haringey London
Borough Council

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

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London N22 7RP

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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.