



**\*\* IDEAL FIRST PURCHASE \*\*** - TWO BEDROOM MID-TERRACED HOUSE. The internal accommodation comprises; two decent size bedrooms, upstairs bathroom/WC, front reception room, rear reception room/living area adjacent to a fitted kitchen with a door leading out to its own rear garden. Ideally located in a sought-after cul-de-sac location close to Alexandra Palace National Rail & Wood Green Tube Stations (20/25 Mins City/West End) Wood Green Main Shopping City & the wonderful green open spaces of Alexandra Park and palace. **\*\* AVAILABLE CHAIN FREE \*\***

**Warberry Road, Wood Green Borders, N22 7TQ**

**£525,000 Freehold**

HOBARTS ESTATE AGENTS

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

[sales@hobartsproperty.co.uk](mailto:sales@hobartsproperty.co.uk)

[www.hobarts.co.uk](http://www.hobarts.co.uk)

0208 889 4322



- Two Double Bedrooms
- Fitted Kitchen
- Chain Free
- Cul-De-Sac Location
- Close to Shops/Rail/Tube

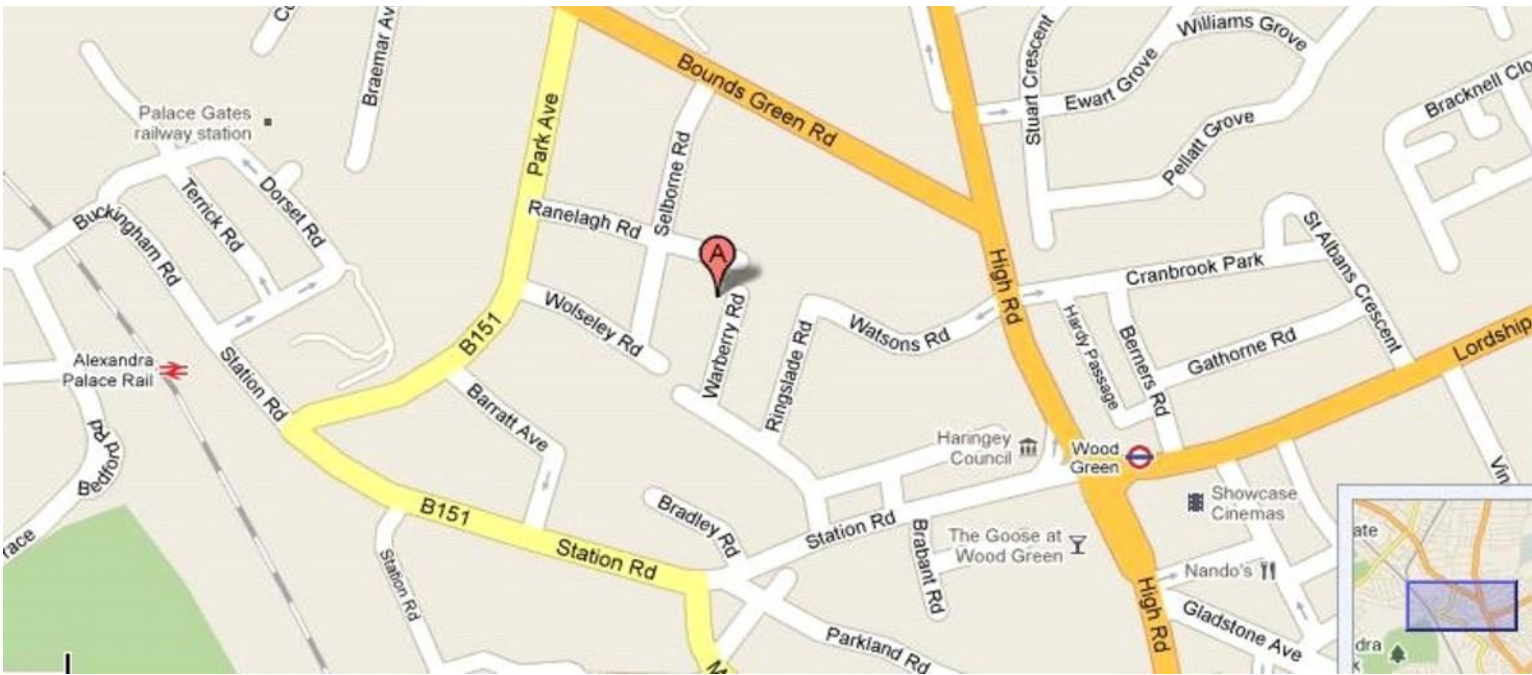
- Two Reception Rooms
- White Secure UPVC Double Glazing
- South/West Facing Garden
- Upstairs Bathroom/WC
- (20/25 Mins City/West End)

Warberry Road



Approx. Gross Internal Area: 66.9 m<sup>2</sup> ... 721 ft<sup>2</sup>

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	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	<b>89</b>
(69-80) <b>C</b>	<b>72</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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:**  
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.