



TWO-DOUBLE BEDROOM SPLIT-LEVEL GROUND AND UPPER GROUND FLOOR MAISONETTE WITH SIDE ENTRANCE AND OWN REAR GARDEN. The accommodation comprises; Lockable side gate, own front door to spacious entrance hallway, double bedroom to rear with windows and double doors leading out to garden, separate bath/shower room/WC, additional large double bedroom with windows to a front bay, staircase leads up to raised ground floor level, large, fitted kitchen/diner to the rear, frontal lounge/ reception room with large bay window. There is a 30' approx. rear garden with paving and a timber patio area. Ideally located two minutes walk from Wood Green Tube Station (2025 Mins City/West End) and Main Shopping City and just as short walk to the wonderful green open spaces of Alexandra Park & palace

Pellatt Grove, Wood Green, N22 5PL

£450,000 Leasehold

HOBARTS ESTATE AGENTS

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

sales@hobartsproperty.co.uk

www.hobarts.co.uk

0208 889 4322



- Large Split-Level Maisonette
- Own 30' Rear Garden
- Own Side Entrance
- High Ceilings & Chimney Breasts Intact
- Close To Tube/Transport Hub

- Two-Double Bedrooms
- Large Kitchen/Diner
- Separate Bathroom/WC
- Close to Shops/Schools/ Amenities
- 20/25 Mins City/West End



Pellatt Grove, N22

CAPTURE DATE 01/11/2022 LASER SCAN POINTS 86,850,211

GROSS INTERNAL AREA

79.99 sqm / 861.01 sqft



GROSS INTERNAL AREA (GIA)
The sum of the property.
79.99 sqm / 861.01 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes mezzanine, suspended floor height.
73.20 sqm / 787.92 sqft

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

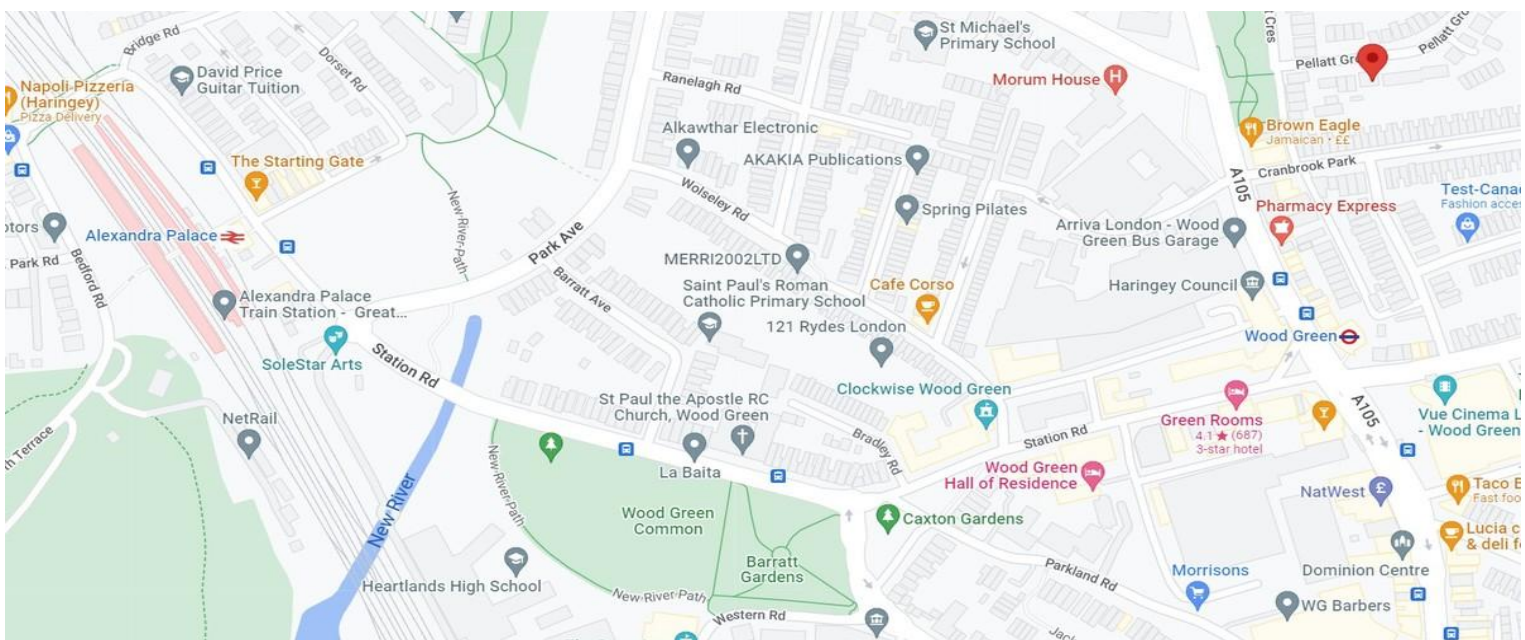
RESTRICTED-HEAD HEIGHT
Limited use area under 1.9m.
0.79 sqm / 8.07 sqft



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.

PHS 30 RESIDENTIAL: 19.27 sqm / 207.58 sqft
PHS 30 RESIDENTIAL: 15.42 sqm / 166.29 sqft

SPEC ID 5635d73f555d6600dcfcf06f2



Tenure:
Leasehold

Ground rent:
TBC

Service Charges:
TBC

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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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.