



**** IN NEED OF REFURBISHMENT **** THREE-DOUBLE BEDROOM MID-TERRACED 'FAMILY' HOME WITH 60' REAR GARDEN IN NEED OF MODERNISATION THROUGHOUT. The property comprises of front door leading to entrance hallway, two inter-communicating reception rooms, separate kitchen stairs from hallway continue up to the first-floor landing area, upstairs bathroom with separate WC. The property is ideally located equidistant to Alexandra Palace National Rail & Wood Green Tube Stations (20/25 Mins City/West End) good schools, Wood Green Main Shopping City and the wonderful green open spaces of Alexandra Park and palace. **** POTENTIAL TO CONVERT THE LOFT SPACE ****

Ranelagh Road, Alexandra Park, N22 7TN

£650,000 Freehold

HOBARTS ESTATE AGENTS

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

sales@hobartsproperty.co.uk

www.hobarts.co.uk

0208 889 4322



- Three Double Bedrooms
- Mid-Terrace 'Family' Home
- IN NEED OF REFURBISHMENT
- Close to Good Schools / Shops/Amenities
- 20/25 Mins City/West End

- Two Reception Rooms (inter-communicating)
- 60' approx. Rear Garden
- Upstairs Bathroom / Separate WC
- Close to National Rail/Tube Station
- CHAIN FREE

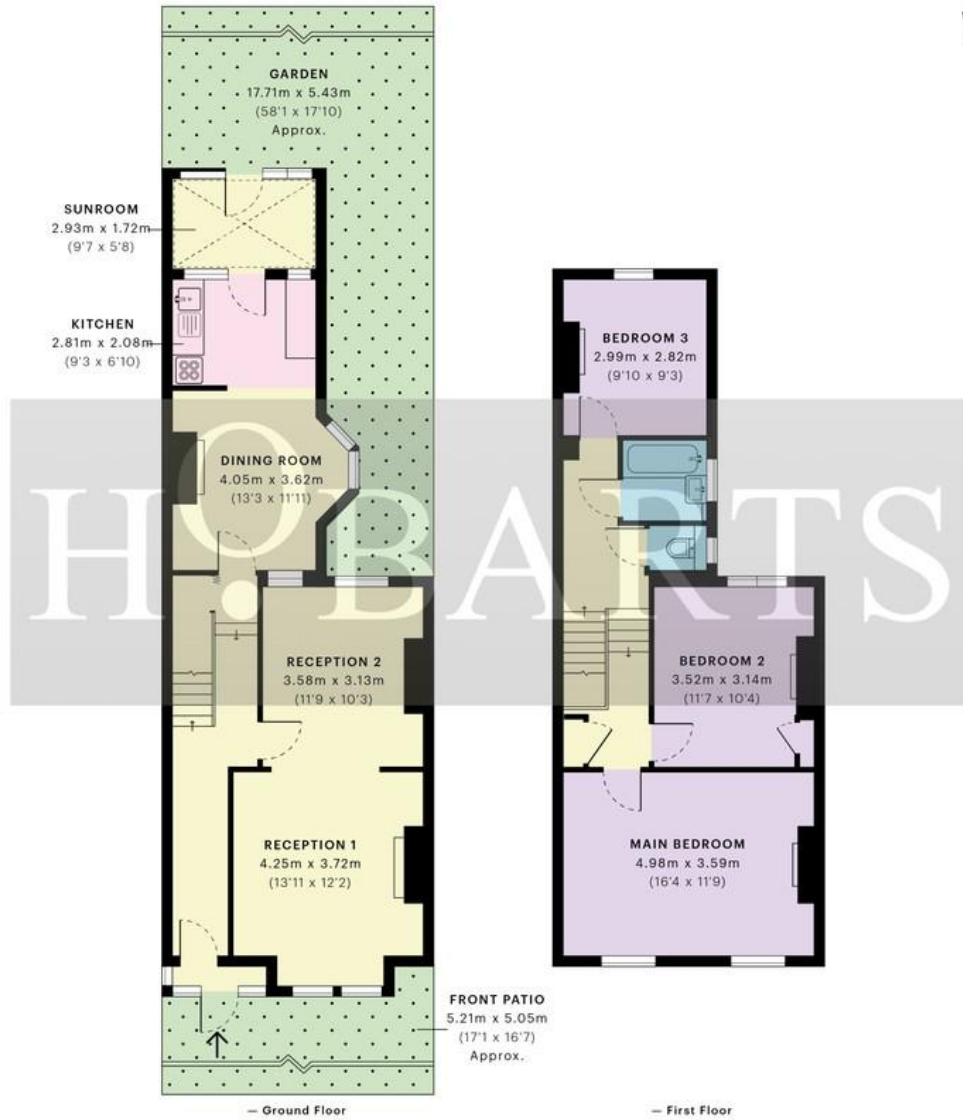


Ranelagh Road, N22

CAPTURE DATE 03/03/2023 LASER SCAN POINTS 90,864,910

GROSS INTERNAL AREA

114.77 sqm / 1235.37 sqft



GROSS INTERNAL AREA (GIA)
The sum of the property
114.77 sqm / 1235.37 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes exclusive, specified floor height
103.97 sqm / 1119.12 sqft

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

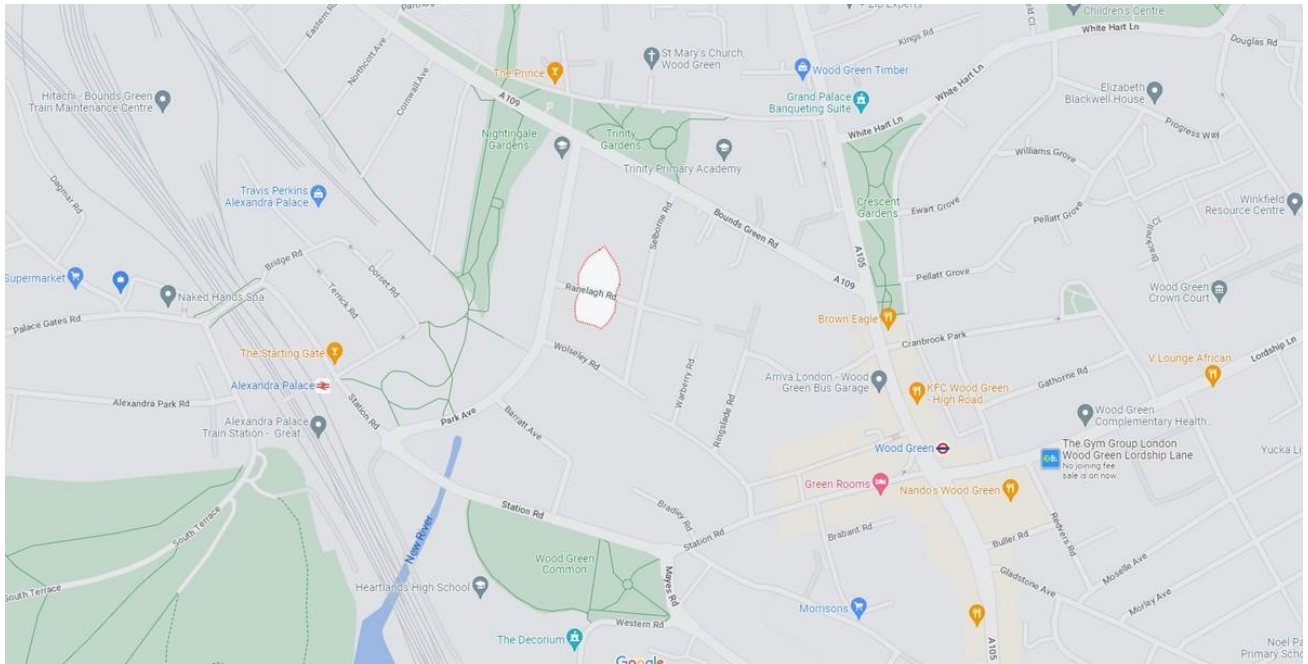
RESTRICTED HEAD HEIGHT
Controlled area under 2.0m
0.00 sqm / 0.00 sqft



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.

PIPS 3D RESIDENTIAL: 190.37 sqm / 2067.18 sqft
PIPS 2D RESIDENTIAL: 104.28 sqm / 1123.52 sqft

SPEC ID: 563fcd288e448b0db9d1fd6b



Awaiting Energy Performance Certification

Tenure:
Freehold

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

Local Authority:
Haringey London
Borough Council

Contact:
3 Crescent Road
London N22 7RP

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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.