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**Stuart Crescent, N22**  
**£450,000 FOR SALE**

*Flat - Purpose Built*

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PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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## Stuart Crescent, N22

**£450,000**

### Description

A well-presented, purpose-built split-level two-bedroom flat offering bright, spacious accommodation in a highly convenient location. This chain-free property benefits from its own allocated parking space, which is secure and gated, and a balcony overlooking a green, creating an ideal home for first-time buyers, investors, or anyone seeking a comfortable London base.

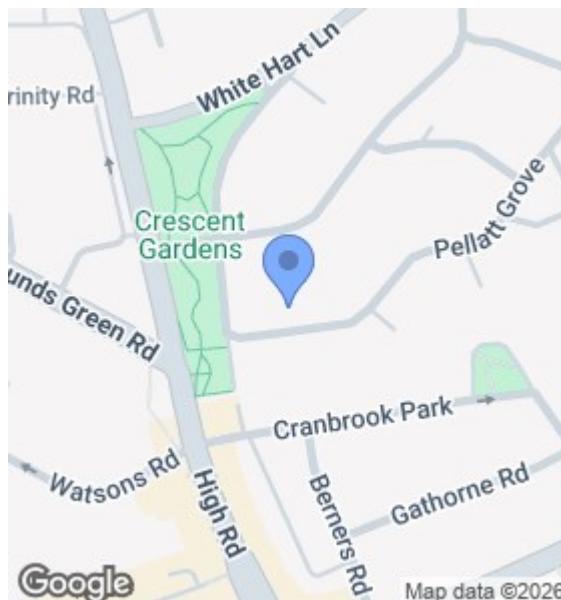
#### Key Features

Purpose-built split-level two-bedroom flat.

Offered with no onward chain

### Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	
<b>Council Tax</b>	



### Floorplan

#### Stuart Crescent, N22

Approx. Gross Internal Area 818 Sq Ft - 75.99 Sq M  
Approx. Gross Balcony Area 42 Sq Ft - 3.90 Sq M



Second Floor

Floor Area 401 Sq Ft - 37.25 Sq M

Third Floor

Floor Area 417 Sq Ft - 38.74 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 1/28/2026

**Philip  
Alexander**



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### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.