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PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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*trustworthy
faultless service
straightforward
honest a breath of
professional fresh air
accessible
friendly dependable
responsive
transparent*

Quotes taken from independent
Google reviews 2006 to 2016



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020 8342 9444
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Wightman Road, London N8

£850,000 FOR SALE

House - Semi-Detached

3 2 1



Wightman Road, London N8 £850,000

Description

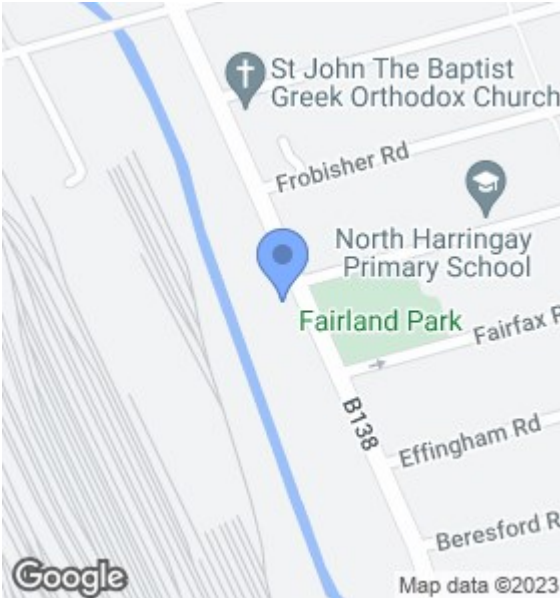
A well-proportioned three-bedroom semi-detached house, situated on Wightman Road on the popular Haringey Ladder. Offering over 1200 sq. ft of internal living space, this ideal family home benefits from; a front reception room with large bay window, a second reception room with access to the garden (currently used as a dining room, but could be used as a work from home space or downstairs bedroom), a long contemporary kitchen-diner with ample space for utilities, three good size double bedrooms, and a family bathroom with large walk-in shower. Double glazed throughout with hard-wood flooring and lots of natural light.

Conveniently located offering local residents' easy access to a range of transport links and local amenities. Both Hornsey and Haringay train stations are within walking distance, as is Turnpike Lane tube station. The restaurants, cafes, and supermarkets of Green Lanes are within close proximity, and popular neighbouring high street locations such as Crouch End Broadway and Wood Green are easily reachable.

Key Features

- Freehold
- Council tax band E (Haringey)

Tenure Freehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority Haringey
Council Tax E



Floorplan

Wightman Road

Approx. Gross Internal Area 1275 Sq Ft - 118.5 Sq M
(Excluding Shed)



For Illustrational Purposes Only - Not To Scale
lpaplus.com

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.