

Your local property experts

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.

Call **020 8342 9444** to speak to one of our friendly team.

*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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Park View Gardens, N22

£650,000 FOR SALE

House - Mid Terrace

3 1 2



Park View Gardens, N22

£650,000

Description

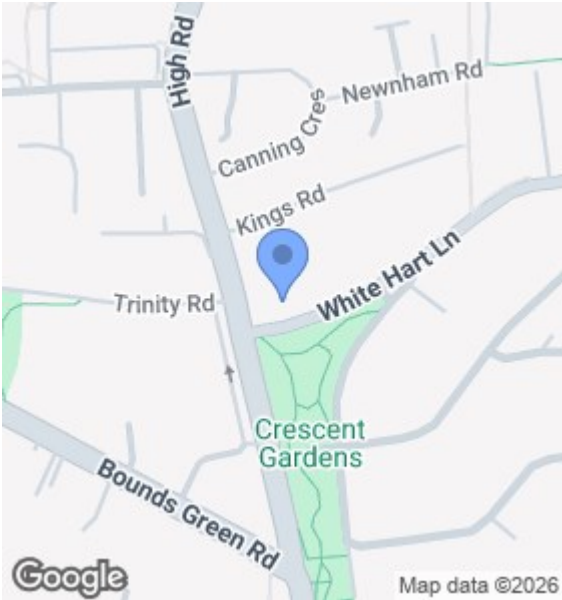
Three Bedroom Terraced House, Wood Green, N22
A well-presented three-bedroom terraced home located in the heart of Wood Green, offering generous living space, and the rare benefit of off-road parking. Positioned on a popular residential street, this chain-free property is ideal for families, first-time buyers, or investors seeking strong transport links and excellent local amenities.

Key Features
Three well-proportioned bedrooms

Key Features

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

Freehold
to be confirmed
to be confirmed
to be confirmed



Floorplan

Park View Gardens, N22

Approx. Gross Internal Area 1899 Sq Ft - 176.41 Sq M
Approx. Gross Shed Area 129 Sq Ft - 11.98 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.

Created for PhilipAlexander
by lpaplus.com
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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.