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*professional* *fresh air*  
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**Noel Park, N22**  
**£560,000** FOR SALE  
House - Terraced

3 1 1



# Noel Park, N22 £560,000

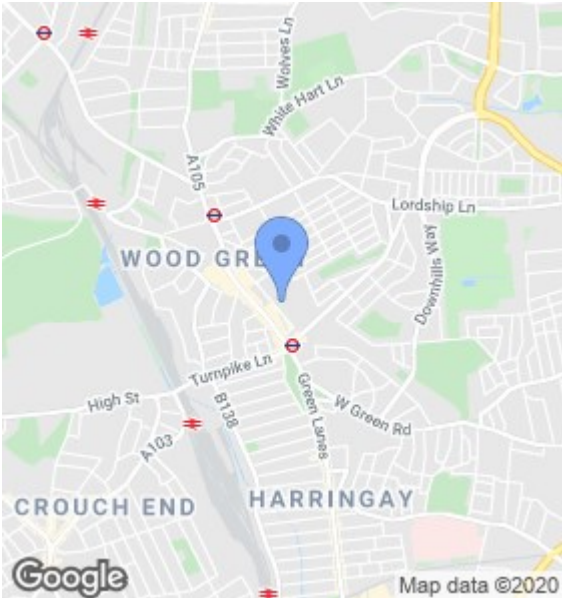
## Description

A bright and spacious three bedroom terraced house, with both front and rear garden space, situated within the popular area of Noel Park, Wood Green. The property has undergone re-decoration works, in addition to the new ground floor extension to the rear. This ideal family home offers both front and back reception rooms, a spacious integrated kitchen, two double bedrooms, a single bedroom, and a modern bathroom. Located within walking distance to both Wood green and Turnpike Lane tube stations (Piccadilly Line).

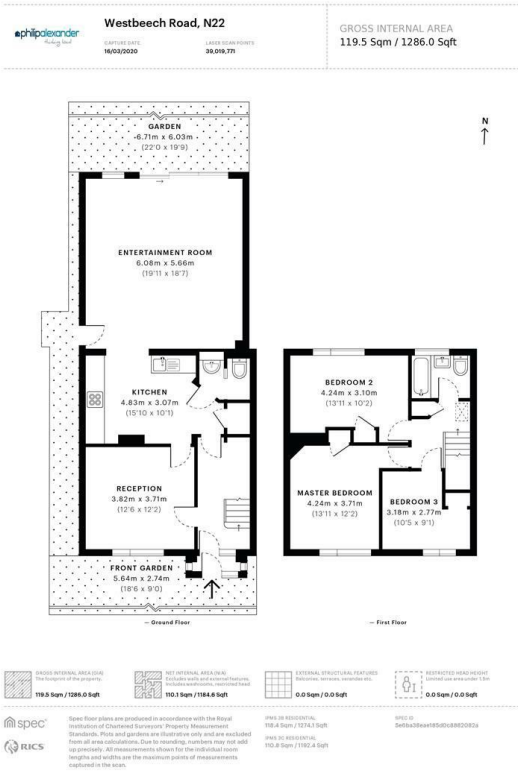
## Key Features

- Three bedroom terraced house
- Two reception rooms
- New ground floor rear extension
- Front and back gardens
- Great location
- Near Turnpike Lane and Wood Green Tube
- CHAIN FREE

|                        |                |
|------------------------|----------------|
| <b>Tenure</b>          | Freehold       |
| <b>Lease Expires</b>   | type text here |
| <b>Ground Rent</b>     | type text here |
| <b>Service Charge</b>  | type text here |
| <b>Local Authority</b> | type text here |
| <b>Council Tax</b>     |                |



## Floorplan



## EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         | 82        |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| 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.