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**Moselle Avenue, London N22**

**£2,000** FOR SALE

House - Terraced

2 1 1



# Moselle Avenue, London N22 £2,000 Per

## Description

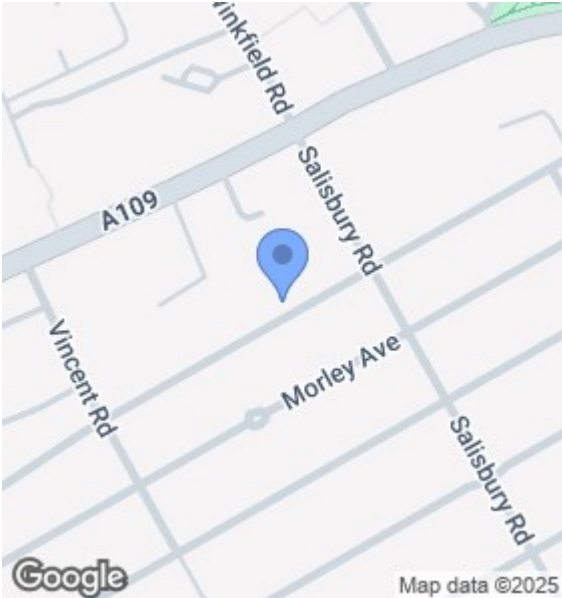
A superb two-bedroom Victorian mid-terrace cottage situated on a quiet, tree-lined residential street.

This beautifully presented home offers high-quality finishes throughout, featuring a stylish modern kitchen and bathroom, a recently installed central heating system, and double-glazed box-sash windows. The accommodation is well arranged and complemented by a generous private rear garden—ideal for relaxing or entertaining.

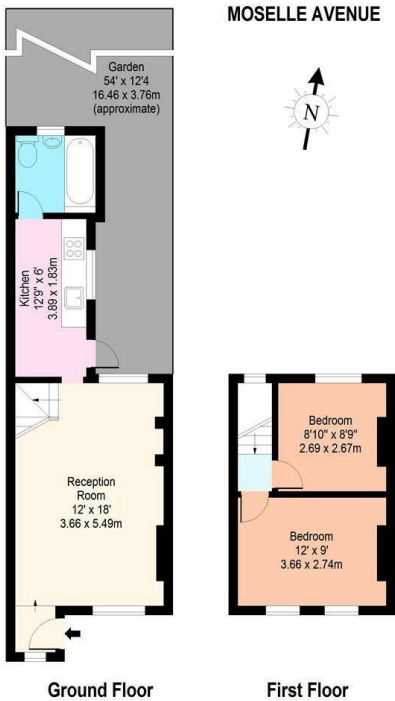
Perfectly located just a short walk from Wood Green Underground Station (Piccadilly Line), the property provides quick and convenient access into central London. A great selection of local shops, cafés, restaurants, and pubs are also nearby, making this an ideal home for professional tenants.

## Key Features

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



## Floorplan



Approx. Gross Internal Area 564 Sq Ft - 52.40 Sq M  
For Illustrative Purposes Only - Not To Scale

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		61
(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.