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**Arcadian Gardens, Wood Green N22**

**£850,000** FOR SALE

House - Mid Terrace

5 2 2



# Arcadian Gardens, Wood Green N22 £850,000

## Description

A spacious and well-presented five-bedroom terraced home situated on a peaceful residential road in the heart of N22. Offering generous living space across multiple floors, off-street parking, and excellent access to local amenities and transport links, this property is ideal for families seeking comfort, convenience, and room to grow.

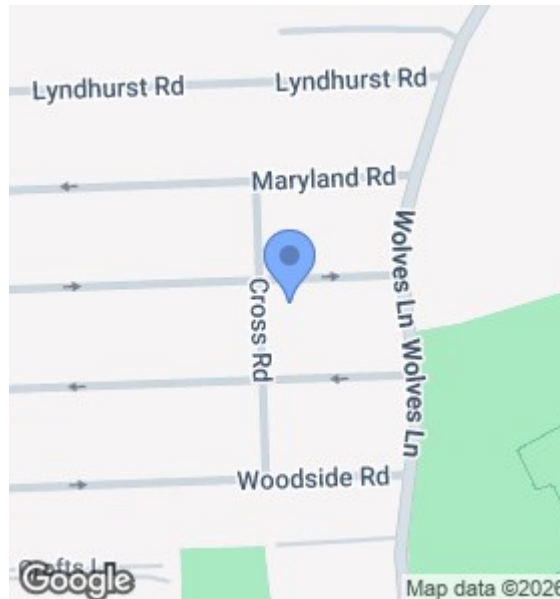
### Key Features

Five bedrooms arranged over multiple levels

Quiet and desirable residential road in N22 (Wood Green / Bounds Green area)

## Key Features

<p><b>Tenure</b> Lease Expires Ground Rent Service Charge Local Authority Council Tax</p>	<p>Freehold to be confirmed to be confirmed to be confirmed</p>
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## Floorplan

### Arcadian Gardens, N22

Approx. Gross Internal Area 1735 Sq Ft - 161.18 Sq M  
Approx. Gross Eaves Storage Area 93 Sq Ft - 8.64 Sq M



**Philip Alexander**



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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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>	<b>84</b>

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.