

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



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Homecroft Road, London N22

£2,800 FOR SALE

House - Terraced

3 2 2



Homecroft Road, London N22 £2,800 Per

Description

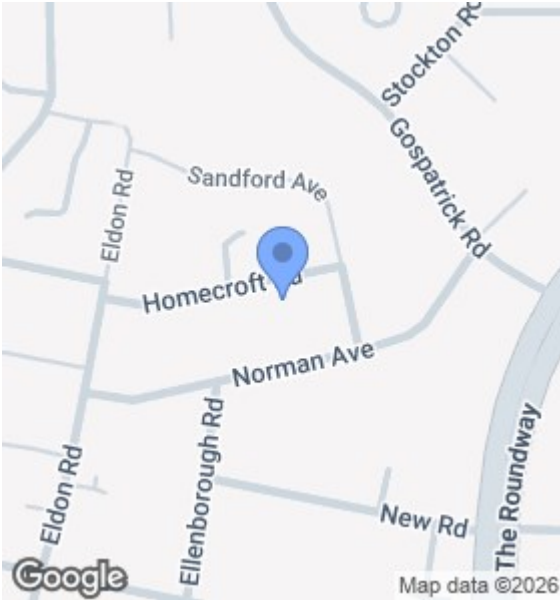
A beautifully presented three-bedroom terraced house arranged over three floors, located on Homecroft Road, Wood Green, N22. Thoughtfully designed throughout, the property is filled with natural light from skylight windows and complemented by charming stained-glass internal features, creating a warm and characterful home.

Offering in excess of 1,320 sq ft of internal living space, this exceptional family home also benefits from a generously sized private rear garden.

The ground floor comprises a spacious front reception room with wooden flooring and a feature fireplace, a second reception room, and a contemporary fully integrated kitchen-diner complete with dishwasher, breakfast bar, and double doors opening directly onto the private rear garden — ideal for

Key Features

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



Floorplan

Homecroft Road N22

Approx. Gross Internal Area 1329 Sq Ft - 123.46 Sq M
Approx. Gross Eaves Storage Area 111 Sq Ft - 10.31 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.

Created for PhilipAlexander
by lpaplus.com
Date: 28/5/2026

thinking local

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.