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*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016



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**Albert Road, London N22**

**£3,300** FOR SALE

House - Terraced

4 2 1



Albert Road, London N22

£3,300 Per

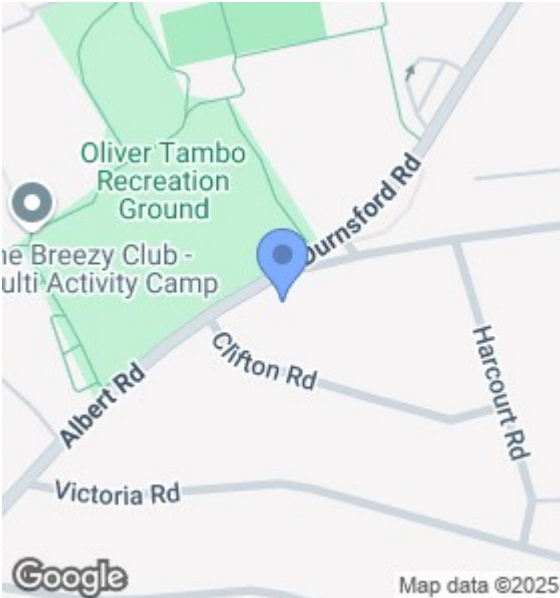
Description

An excellently presented four-bedroom terraced house, ideal as a family home due to its prime location. The property comprises; a bright and spacious living room with bay windows, a contemporary semi-integrated kitchen with attached dining room (with patio doors leading out to the large private garden), three good size double-bedrooms, a single/infant room (or office/storage room), and a modern family bathroom with both bath and shower facilities. Gas central heating and double glazed throughout. Private rear south-facing garden.

Conveniently located, offering easy access to the amenities of both Bounds Green and Muswell Hill. Alexandra Palace' parklands are close by, and the property is opposite the open green spaces of the Oliver Tambo Park. Transport links are nearby; Bounds Green tube, Bowes Park train, Alexandra Palace train, and the A406 (North Circular) Road.

Key Features

|                 |                 |
|-----------------|-----------------|
| Tenure          | to be confirmed |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | Haringey        |
| Local Authority | E               |
| Council Tax     |                 |



Floorplan

Albert Road, N22

Approx. Gross Internal Area 1316 Sq Ft - 122.26 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.

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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                                   |  | 62                      | 80        |
| (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.