

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.

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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



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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

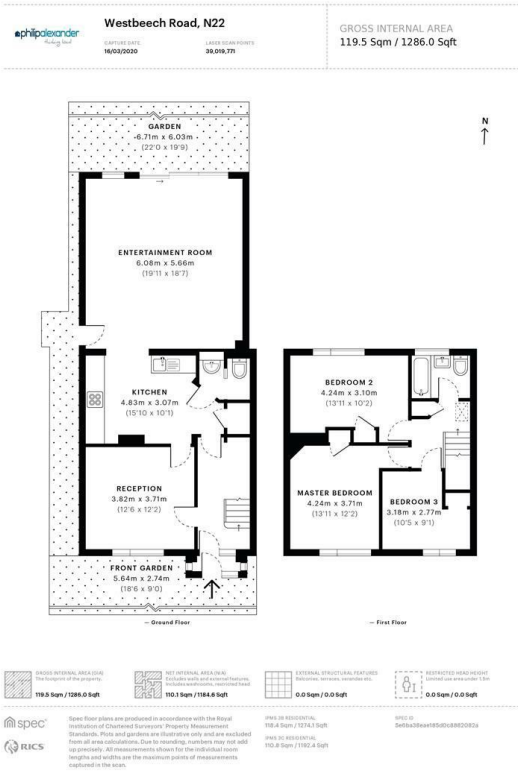
- Three bedroom terraced house
- Two reception rooms
- New ground floor rear extension
- Front and back gardens
- Great location
- Near Turnpike Lane and Wood Green Tube
- CHAIN FREE

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

Freehold
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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.