



Perth Road, Wood Green, London, N22
Chain Free £650,000 Freehold

Anthony Webb
ESTATE AGENTS

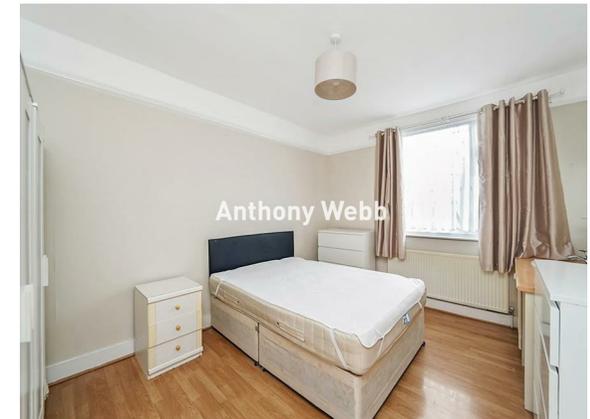
Perth Road, Wood Green, London, N22

A chain free and extended 1930's three/four bedroom end of terrace house offering two good size receptions, an extended kitchen/diner, ground floor w.c, ground floor bedroom converted from garage, first floor bathroom and good size rear garden.

Perth Road is ideally situated for the vibrant Wood Green shopping area with all its bars, restaurants and bus routes with easy access to both Wood Green and Turnpike Lane Underground station. The green open spaces of White Hart Lane Recreation Ground are also close by.

Haringey council Tax Band D

- Three/four bedrooms
- Extended 1930s end for terrace house
- Two receptions
- Kitchen/diner
- First floor bathroom + Ground floor w.c
- Double glazing/gas central heating
- Off street parking (for small vehicle)
- Rear garden





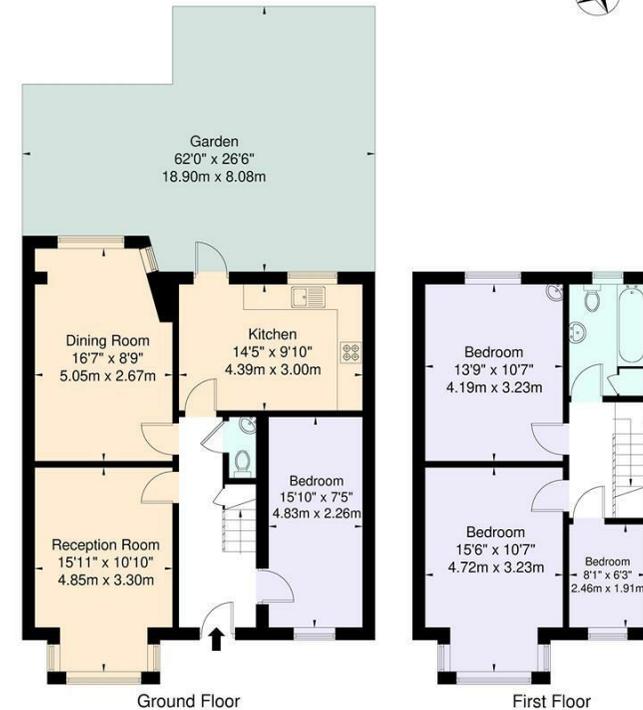
Perth Road Wood Green London N22 5QD

Tenure: Freehold
Gross Internal Area: 1224.00 sq ft



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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(50-80) C			
(35-68) D			
(20-54) E			
(11-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Perth Road, Wood Green, N22 5QD
Approximate Gross Internal Area = 113.8 sq m / 1224 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS