



barnard marcus

Moselle Avenue, LONDON N22 6EY

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welcome to

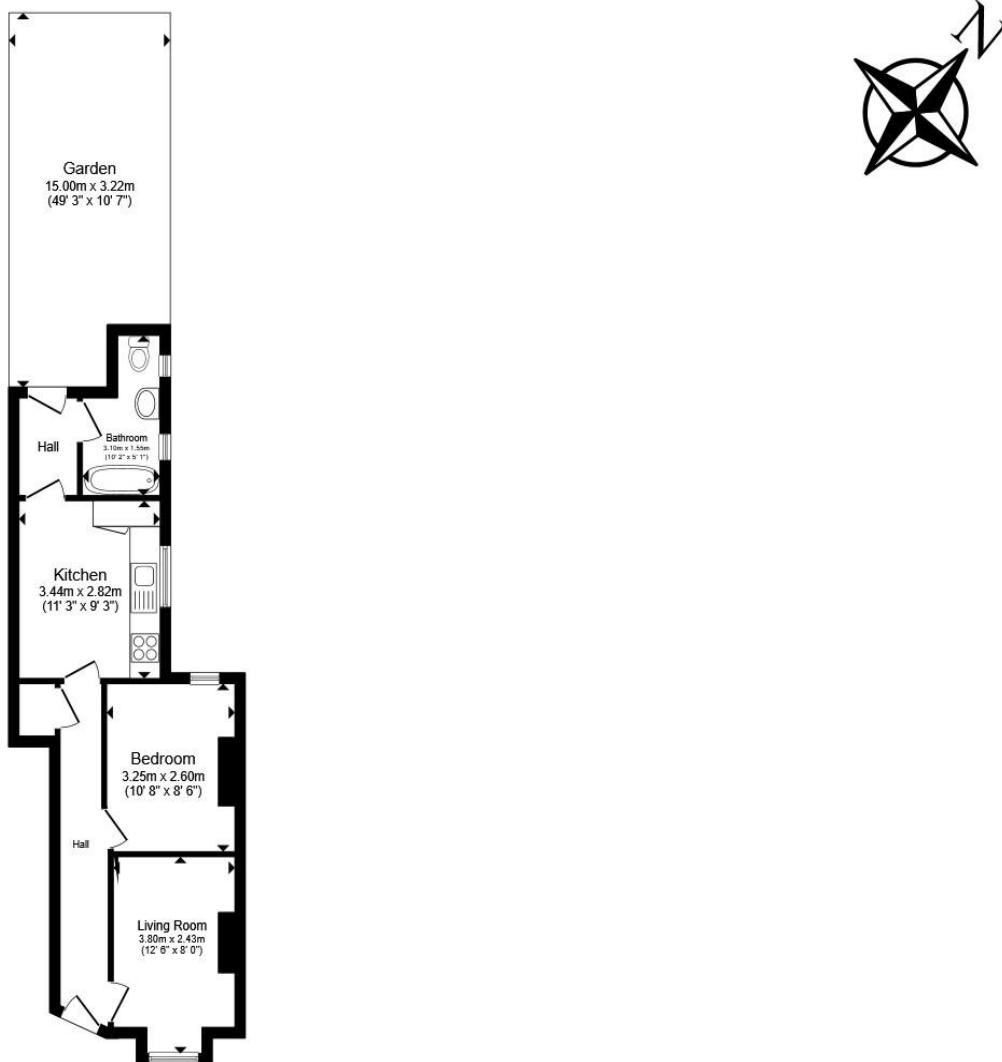
Moselle Avenue, LONDON

This delightful one bedroom garden flat occupies the ground floor of a pretty character house located on the sought-after Noel Park Development, conveniently situated to the North East of Wood Green. The flat offers well-proportioned living and bedroom, a spacious kitchen, and a 50' private garden, and is priced to reflect the opportunity to update.

The Noel Park Conservation Area is an attractive collection of period homes planned and developed by The Artisans, Labourers and General Dwellings Company circa 1881 to 1913. The houses were designed to house the families of artisans, skilled workers and labourers in fashionable cottage style dwellings. The area still retains its homogenous and distinguished appearance today and was designated as a conservation area in 1982 in recognition of its special architectural and historic significance and to preserve and enhance its character and appearance.

A peaceful and convenient location, there's a choice of good nurseries and Noel Park Primary School is rated Outstanding by Ofsted. Wood Green Underground Station (Piccadilly Line Zone 3) is within just 5 minutes' walking distance. There's lots of green space nearby; Russell Park and Belmont Park, Downhills Park and Lordship Rec are all within a few minutes' walk. The Hub at Lordship Rec offers a range of community activities like yoga and children's clubs, and Alexandra Palace is good for walks, concerts, the newly reopened theatre and the farmers' market on Sundays.





Total floor area 41.0 m² (442 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Moselle Avenue, LONDON

- Ground floor flat
- Period conversation
- Private garden
- Noel Park Conservation Area
- Priced to reflect opportunity to update.

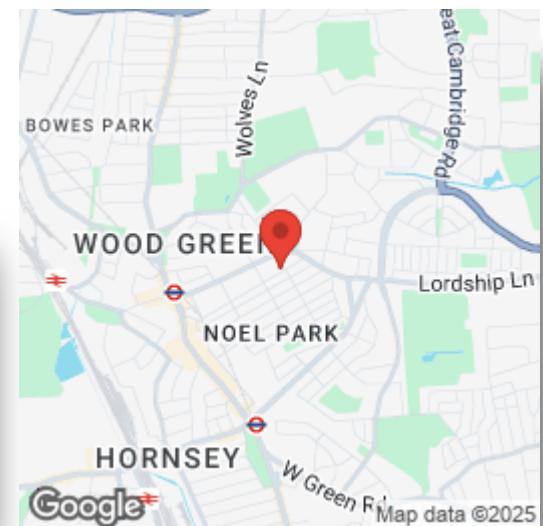
Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: £876.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Nov 1998.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£300,000



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Property Ref:

MUH106298 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



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