

# Your local property experts

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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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Thinking local

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**6 Canning Crescent, London N22**

**£350,000** FOR SALE

Flat - Conversion

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# 6 Canning Crescent, London N22

£350,000

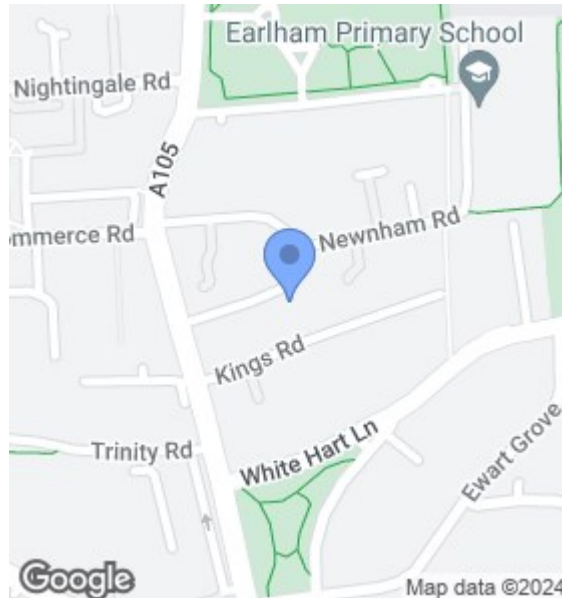
## Description

An excellently presented two double bedroom top floor converted flat, located just a stones throw from all the amenities of Wood Green N22. This property occupies the second floor of a large converted Victorian house, and offers two double bedrooms, a bright and spacious reception area, and a modern bathroom with both bath and shower facilities. Leasehold - 148 years remaining on the lease. New boiler just installed (Dec 2023).

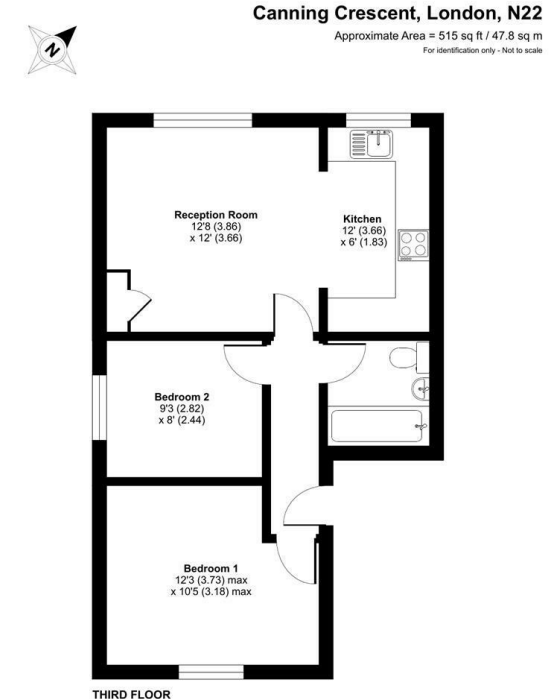
Ideally located close to Wood Green Tube Station, (Piccadilly Line) and the nearby Wood Green High Street (including The Mall shopping centre and cinema complex). Additional transports links are easy to access with nearby train stations such as Alexandra Palace and Hornsey, as well as Turnpike Lane tube.

## Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Harringay
<b>Council Tax</b>	C




## Floorplan



 RICS Certified Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2022. Produced by Philip Alexander Estate Agents. REF: 83837

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.