

# Your local property experts

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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](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

*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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**Finsbury Road, London N22**

**£550,000** FOR SALE

*House - Semi-Detached*

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# Finsbury Road, London N22

£550,000

## Description

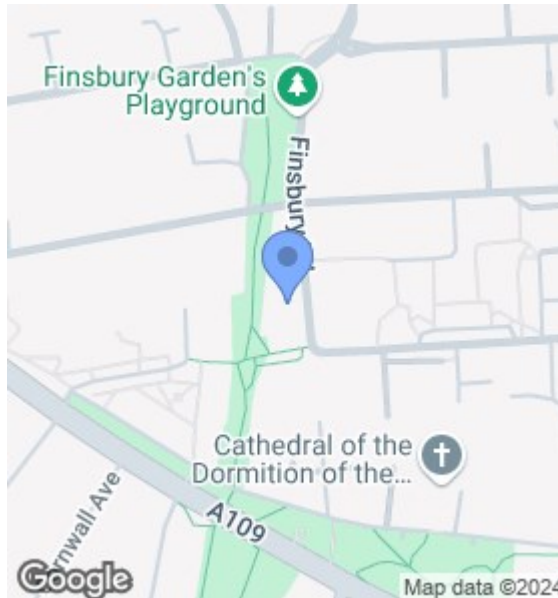
PhilipAlexander are pleased to present this two double bedroom Victorian house, which benefits from two reception rooms, a separate kitchen, a ground floor WC, sash double-glazed windows, and a private rear garden. Offers an ideal scenario for a buyer looking to put their own stamp and identity on a property in terms of refurbishment/upgrades. FREEHOLD.

Conveniently situated on a quiet residential road close to Wood Green underground station, along with the local amenities of the shopping centre (The Mall), including it's restaurants and Cinema complex. The property is also within easy reach of both Alexandra Palace & Bowes Park Overground Stations along with the green spaces of Alexandra Park.

## Key Features

- Freehold
- Two reception rooms
- Downstairs WC
- Private rear garden

<b>Tenure</b>	Freehold
<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>	Haringey
<b>Council Tax</b>	D



## Floorplan

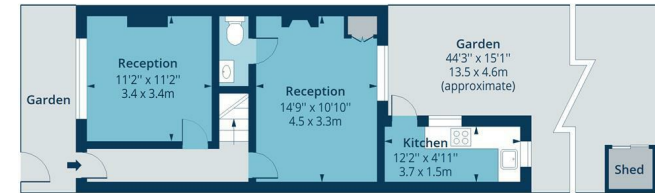
### Finsbury Road, N22

Approx. Gross Internal Area 829 Sq Ft - 77.01 Sq M



First Floor

Floor Area 383 Sq Ft - 35.58 Sq M



Ground Floor

Floor Area 446 Sq Ft - 41.43 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.

lpaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.