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*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016

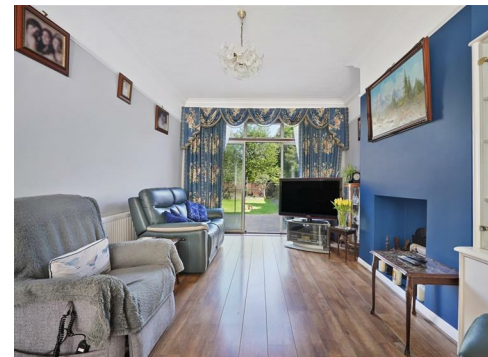


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**Palmerston Road, London N22**

**£775,000** FOR SALE

House - Terraced

4 2 1



# Palmerston Road, London N22 £775,000

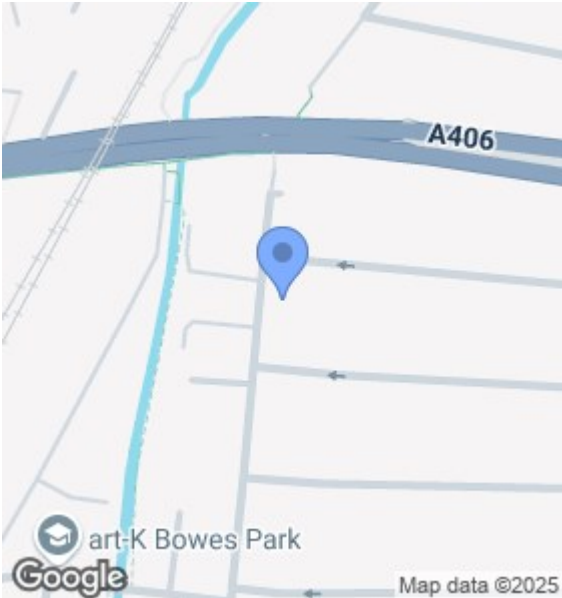
## Description

Four bedroom family home located on a popular road residential road. The property is arranged over three floors with the ground floor comprising of a through lounge with access out onto a patio area and garden and kitchen with separate utility room and downstairs W/C. The First floor has three spacious double bedrooms and a family bathroom. The second floor has one double bedroom with access to a large loft storage area, for extra storage their is also a cellar.

The property is conveniently located within a ten-minute walk of Palmers Green station and Bowes Park train station, as well as the variety of high street amenities of Wood Green high road. Other local hotspots are easily accessible including Alexandra Palace and Muswell Hill.

## Key Features

Tenure	Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



## Floorplan

### Palmerston Road, N22

Approx. Gross Internal Area 1673 Sq Ft - 155.42 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.  
ipaplus.com

## 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>		
(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.