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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

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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



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

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020 8342 9444
www.philipalexander.net

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Granville Road, London N22

£650,000 FOR SALE

House - Mid Terrace

3 2 2



Granville Road, London N22

£650,000

Description

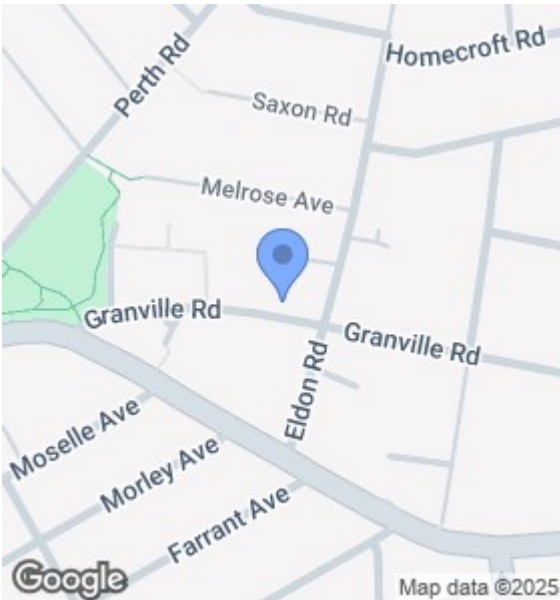
A well-proportioned and generously sized three bedroom terraced family home. The ground floor of the property comprises of two reception rooms, a bathroom with white three piece suite. Towards the rear of the property is a kitchen dining area with integrated appliances.

On the first floor there are three double bedrooms and a further shower room suiting modern family living. To the front of the property is off-street parking for two vehicles and to the rear of the property is a paved south-facing garden with rear access.

The location is within close proximity to Wood Green tube station (15-20 mins to Kings Cross and the West End) and Wood Green shopping centre.

Key Features

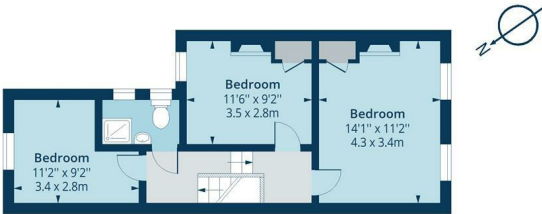
Tenure	Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



Floorplan

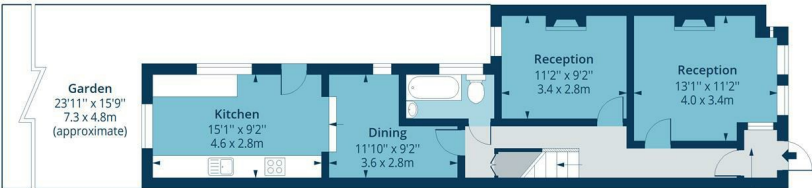
Granville Road, N22

Approx. Gross Internal Area 1106 Sq Ft - 102.75 Sq M



First Floor

Floor Area 468 Sq Ft - 43.48 Sq M



Ground Floor

Floor Area 638 Sq Ft - 59.27 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			
(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	

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.