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*trustworthy
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Moselle Avenue, London N22

£2,050 FOR SALE

House - Terraced

2 1 1



Moselle Avenue, London N22

£2,050 Per

Description

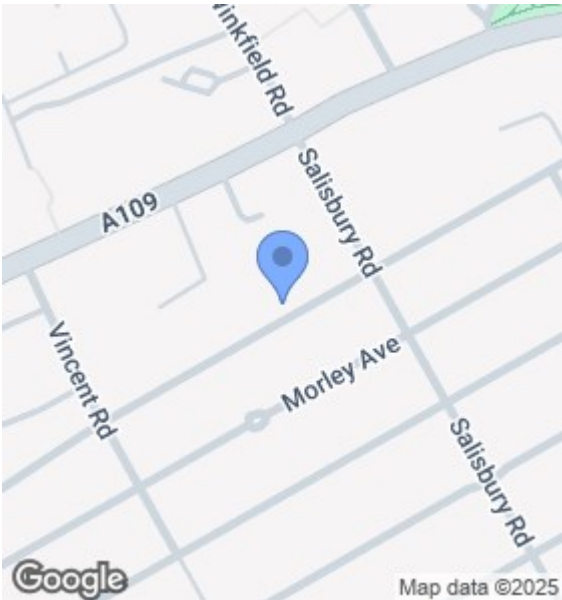
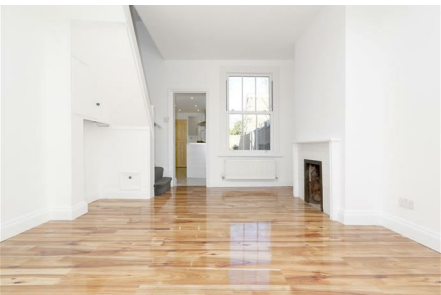
A superb two-bedroom Victorian mid-terrace cottage situated on a quiet, tree-lined residential street.

This charming home is presented in excellent condition throughout, boasting high-quality finishes and a thoughtful layout. Key features include a recently installed central heating system, double-glazed box-sash windows, and a stylish, modern kitchen and bathroom. The property also benefits from a generously sized private rear garden, perfect for relaxing or entertaining.

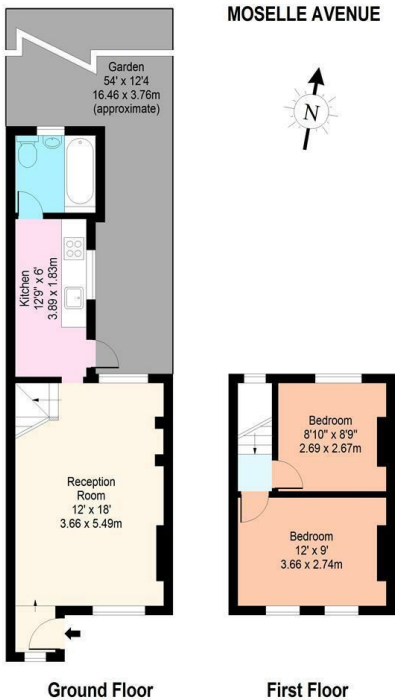
Ideally located just a short walk from Wood Green Tube Station (Piccadilly Line), the property offers easy access to central London. An excellent range of local amenities, including shops, restaurants, and pubs along the High Road, are also within easy reach—making this an ideal home for professional tenants.

Key Features

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



Floorplan



Approx. Gross Internal Area 564 Sq Ft - 52.40 Sq M
For Illustrative Purposes Only - Not To Scale

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		61
(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.