

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

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

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



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

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Moselle Avenue, London N22

£2,050 FOR SALE

House - Terraced

2 1 1



Moselle Avenue, London N22 £2,050 Per

Description

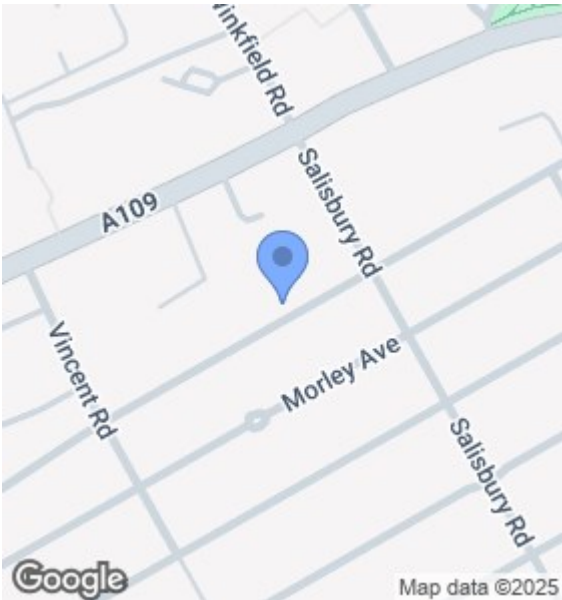
A superb two-bedroom Victorian mid-terrace cottage situated on a quiet, tree-lined residential street.

This beautifully presented home offers high-quality finishes throughout, featuring a stylish modern kitchen and bathroom, a recently installed central heating system, and double-glazed box-sash windows. The accommodation is well arranged and complemented by a generous private rear garden—ideal for relaxing or entertaining.

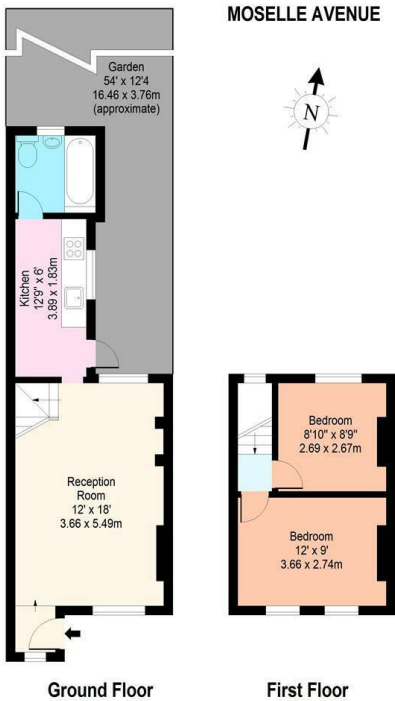
Perfectly located just a short walk from Wood Green Underground Station (Piccadilly Line), the property provides quick and convenient access into central London. A great selection of local shops, cafés, restaurants, and pubs are also nearby, making this an ideal home for professional tenants.

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.