



Pellatt Grove, Wood Green, London

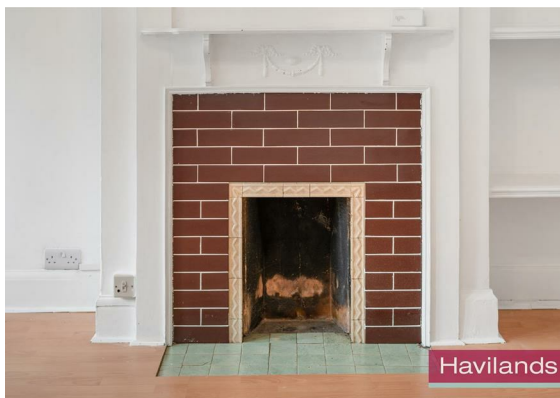
£1,700 Per Calendar Month

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- Minimum Employed Income - £51,000/year
- Two Bedroom Period Conversion
- First Floor
- Recently Renovated Throughout
- Available Immediately
- Unfurnished
- Walking Distance to Wood Green Underground Station (Piccadilly)
- Within Easy Reach of The Mall (Wood Green)
- Quiet Residential Road
- Bright and Spacious Throughout





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Havilands are pleased to offer To Let this TWO BEDROOM, FIRST FLOOR PERIOD CONVERSION located on Pellatt Grove, a quiet and residential road in Wood Green, N22. Recently renovated throughout, the property is AVAILABLE IMMEDIATELY and offered UNFURNISHED. The property is comprised of two bedrooms, kitchen, family bathroom and open plan lounge/diner. Offering a balance of modern living with upgrades such as USB sockets and dimmer switches throughout, mixed with period features as the apartment includes three original fireplaces, newly fitted kitchen complete with new oven, gas hob and new carpets in the property.

Ideally positioned for commuters, the property is within a 6 minute walk of Wood Green Underground Station and 15 minute walk to Alexandra Palace overground station. The property is also conveniently located with The Mall a short walk away offering a wide range of shopping and leisure facilities including Cineworld, Sainsburys and The Gym Group.

Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Minimum Employed Income - £51,000/year

Local Authority: Haringey Council

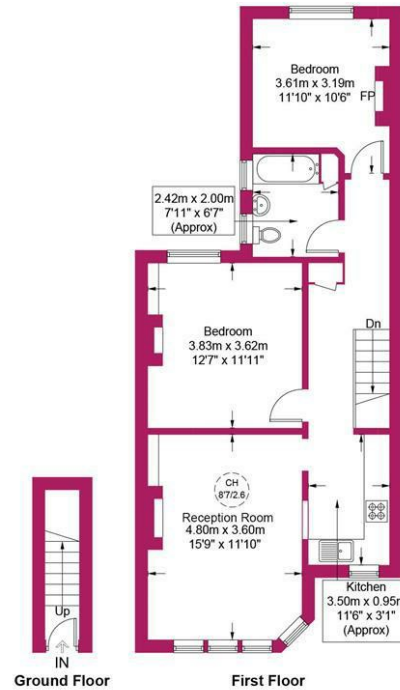
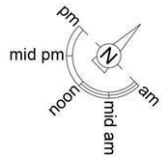
Council Tax: Band (£1962.61 25/26)

EPC Rating: Current 68(D); Potential 77(C)

For more images of this property please visit havilands.co.uk

Pellatt Grove, N22

Approximate Gross Internal Area = 722 sq ft / 67.1 sq m



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	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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