

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



Warberry Road, London N22

£2,400 FOR SALE

House - Terraced

2 1 2



Warberry Road, London N22

£2,400 Per

Description

A spacious two-bedroom family home situated on the sought-after Warberry Road, N22.

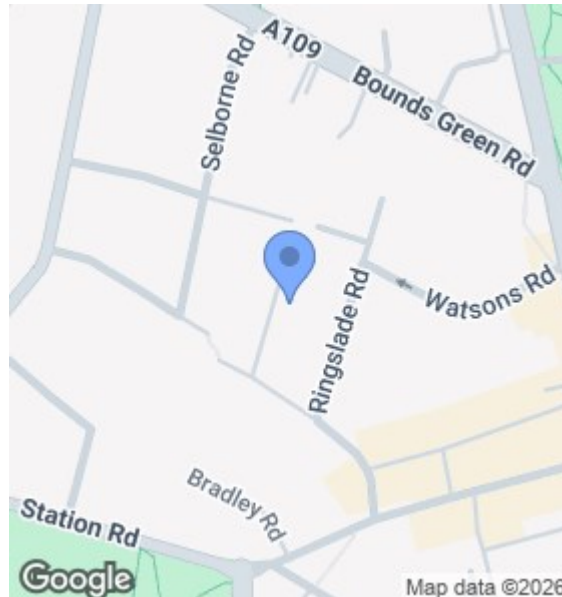
This well-presented property offers generous living space throughout, featuring a large through reception room ideal for both relaxing and entertaining. The home comprises two well-proportioned double bedrooms, each benefiting from its own ensuite bathroom, providing comfort and privacy.

To the rear, the property boasts a private garden, perfect for outdoor enjoyment.

Conveniently located just moments from the vibrant amenities of Wood Green, the property enjoys easy access to a wide range of shops, restaurants,

Key Features

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



Floorplan

Warberry Road, N22
Approx. Gross Internal Area 940 Sq Ft - 87.33 Sq M




Ground Floor
Floor Area 587 Sq Ft - 54.53 Sq M



First Floor
Floor Area 353 Sq Ft - 32.79 Sq M

For Illustrational Purposes Only - Not To Scale
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		66	82
(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.