

# Your local property experts

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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

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New Road, Wood Green N22  
**£560,000 FOR SALE**

House - Mid Terrace

 3  2  2

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

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## New Road, Wood Green N22

£560,000

### Description

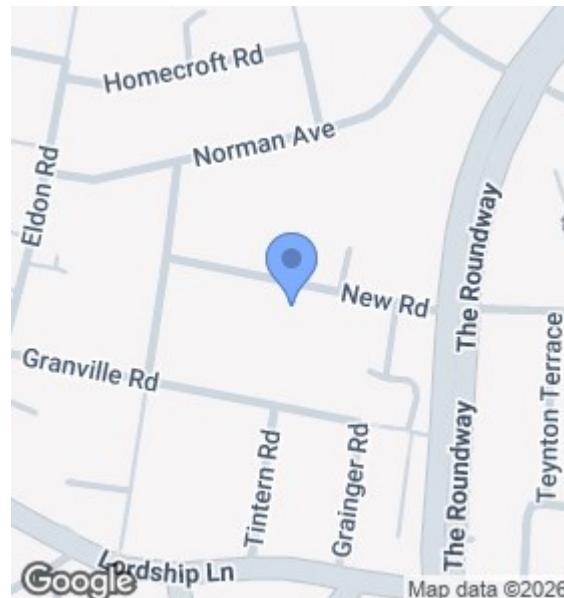
A well-presented three-bedroom mid-terraced house, offered to the market chain free, large rooms throughout with downstairs shower and family bathroom upstairs. Situated in a highly sought-after residential location in N22. This property is ready to move into with only a small amount of decoration needed.

#### Key Features

Spacious accommodation with good-sized rooms throughout  
Generous rear garden, perfect for family living and entertaining

### Key Features

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



### Floorplan

#### New Road, N22

Approx. Gross Internal Area 1137 Sq Ft - 105.63 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.

Created for PhilipAlexander  
by lpplus.com  
Date: 25/11/2025

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### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.