



63 Cobham Road, London, N22 6RP Offers in excess of £625,000

Goodmove are delighted to present this spacious four-bedroom mid-terrace property on Cobham Road.

The property which requires some cosmetic refurbishment and comprises two reception rooms, a kitchen, utility room, and a ground floor bathroom. To the first floor, there are four well-proportioned bedrooms and a further bathroom.

Externally, the property benefits from a rear garden laid to lawn.

The property is within easy reach of Turnpike Lane Underground Station on the Piccadilly Line and Hornsey BR station for fast links across London. Russell Park is close by and holds a Green Flag award, offering a well kept local green space. The Westbury Pub and Restaurant sits just a short stroll away and remains a local favourite. Wood Green's extensive shopping area is close enough for convenience, and the increasingly popular stretch of Green Lanes in Harringay brings a great selection of independent coffee shops and restaurants.

Call us today to book a viewing.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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