

# 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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 philipalexander  
thinking local



**Tintern Road, London N22  
£500,000 FOR SALE**

*House - Terraced*

 3  2  1



## Tintern Road, London N22

£500,000

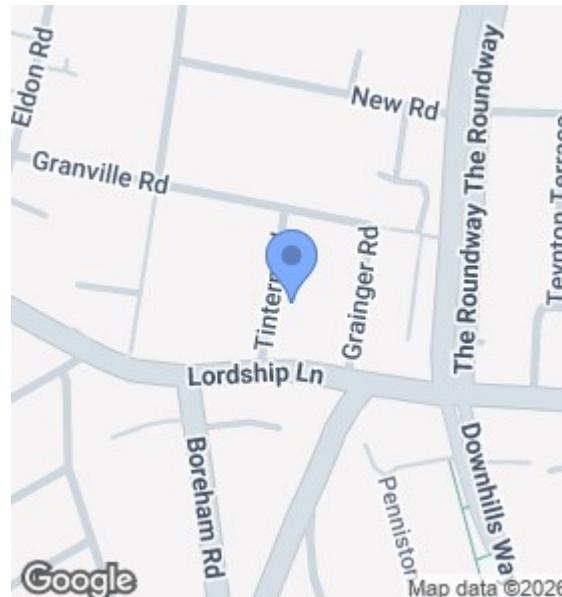
### Description

Three Bedroom Terrace, Chain Free – Wood Green, N22  
Set on a popular residential street in the heart of Wood Green, this chain-free three-bedroom terraced home offers generous living space and excellent potential for personalisation. The property features two well-proportioned reception rooms, a bright kitchen, and a private rear garden—ideal for families, first-time buyers, or anyone seeking a home they can shape to their own taste.

With Wood Green Underground Station, local parks, and the vibrant High Road all within easy reach, this is a superb opportunity to secure a spacious home in a thriving North London neighbourhood.

### Key Features

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



### Floorplan

**Tintern Road, N22**  
Approx. Gross Internal Area 919 Sq Ft - 85.38 Sq M



**Ground Floor**  
Floor Area 464 Sq Ft - 43.11 Sq M



**First Floor**  
Floor Area 455 Sq Ft - 42.27 Sq M



For Illustrational Purposes Only - Not To Scale  
ipaplus.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		
(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.