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faultless service
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honest a breath of
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friendly dependable
responsive transparent*

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Park View Gardens, N22
£650,000 FOR SALE
House - Mid Terrace

3 2 1

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

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Park View Gardens, N22

£650,000

Description

Three Bedroom Terraced House, Wood Green, N22

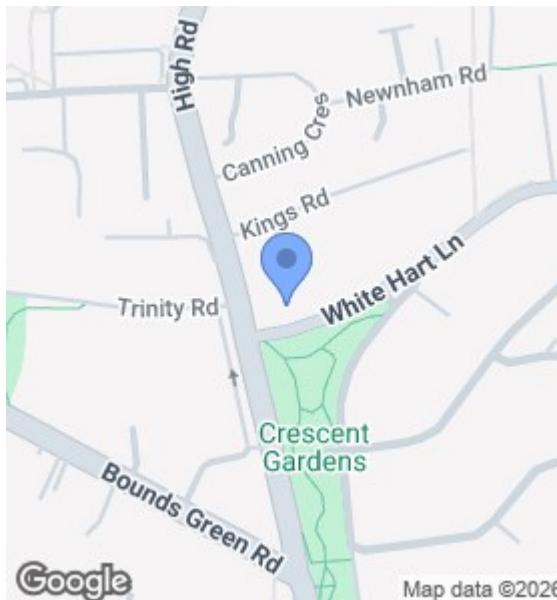
A well-presented three-bedroom terraced home located in the heart of Wood Green, offering generous living space, and the rare benefit of off-road parking. Positioned on a popular residential street, this chain-free property is ideal for families, first-time buyers, or investors seeking strong transport links and excellent local amenities.

Key Features

Three well-proportioned bedrooms

Key Features

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



Floorplan

Park View Gardens, N22

Approx. Gross Internal Area 1899 Sq Ft - 176.41 Sq M

Approx. Gross Shed Area 129 Sq Ft - 11.98 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.

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by lpapius.com
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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	78
(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.