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trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
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transparent

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Homecroft Road, London N22

£2,800 FOR SALE

House - Terraced

3 2 2



Homecroft Road, London N22

£2,800 Per

Description

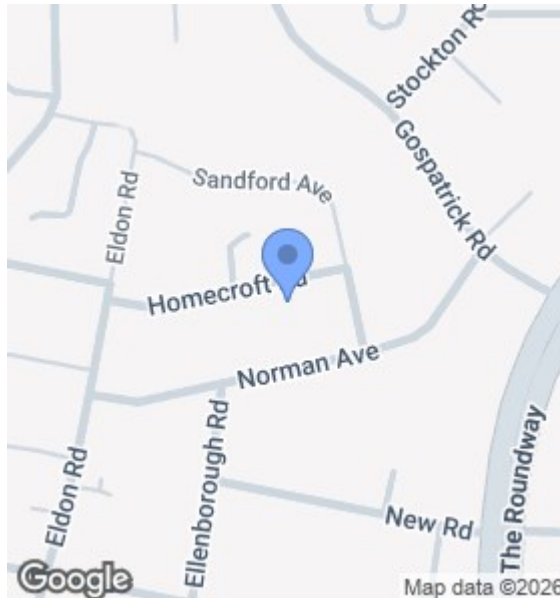
A beautifully presented three-bedroom terraced house arranged over three floors, located on Homecroft Road, Wood Green, N22. Thoughtfully designed throughout, the property is filled with natural light from skylight windows and complemented by charming stained-glass internal features, creating a warm and characterful home.

Offering in excess of 1,320 sq ft of internal living space, this exceptional family home also benefits from a generously sized private rear garden.

The ground floor comprises a spacious front reception room with wooden flooring and a feature fireplace, a second reception room, and a contemporary fully integrated kitchen-diner complete with dishwasher, breakfast bar, and double doors opening directly onto the private rear garden — ideal for

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

Homecroft Road N22

Approx. Gross Internal Area 1329 Sq Ft - 123.46 Sq M
Approx. Gross Eaves Storage Area 111 Sq Ft - 10.31 Sq M

Philip
Alexander



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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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	81
(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.