

# Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.



*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

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

 philipalexander  
thinking local



**Arcadian Gardens, Wood Green N22**  
**£900,000 FOR SALE**

*House - Mid Terrace*

 5  2  2

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

 philipalexander  
thinking local



## Arcadian Gardens, Wood Green N22 £900,000

### Description

A spacious and well-presented five-bedroom terraced home situated on a peaceful residential road in the heart of N22. Offering generous living space across multiple floors, off-street parking, and excellent access to local amenities and transport links, this property is ideal for families seeking comfort, convenience, and room to grow.

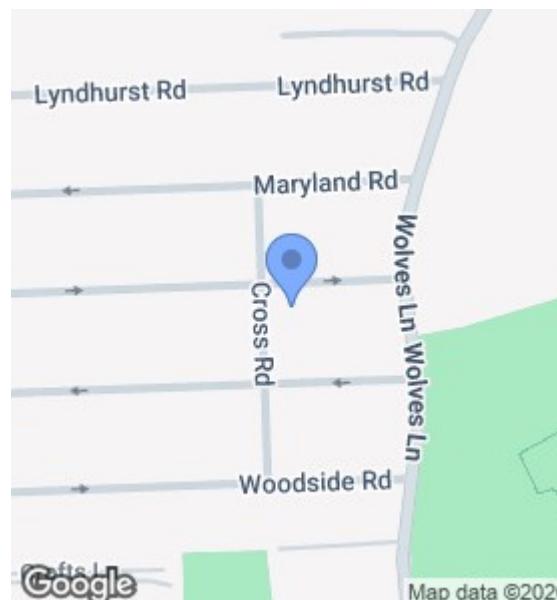
### Key Features

Five bedrooms arranged over multiple levels

Quiet and desirable residential road in N22 (Wood Green / Bounds Green area)

### Key Features

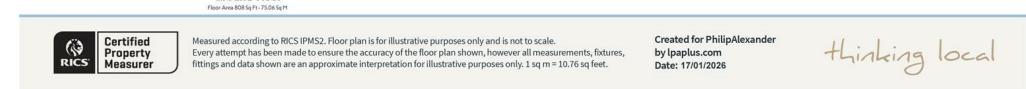
|                 |                 |
|-----------------|-----------------|
| Tenure          | Freehold        |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | to be confirmed |
| Local Authority |                 |
| Council Tax     |               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



### Floorplan

#### Arcadian Gardens, N22

Approx. Gross Internal Area 1735 Sq Ft - 161.18 Sq M  
Approx. Gross Eaves Storage Area 93 Sq Ft - 8.64 Sq M



### EPC

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 | 75      | 84        |
| (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.