

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

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

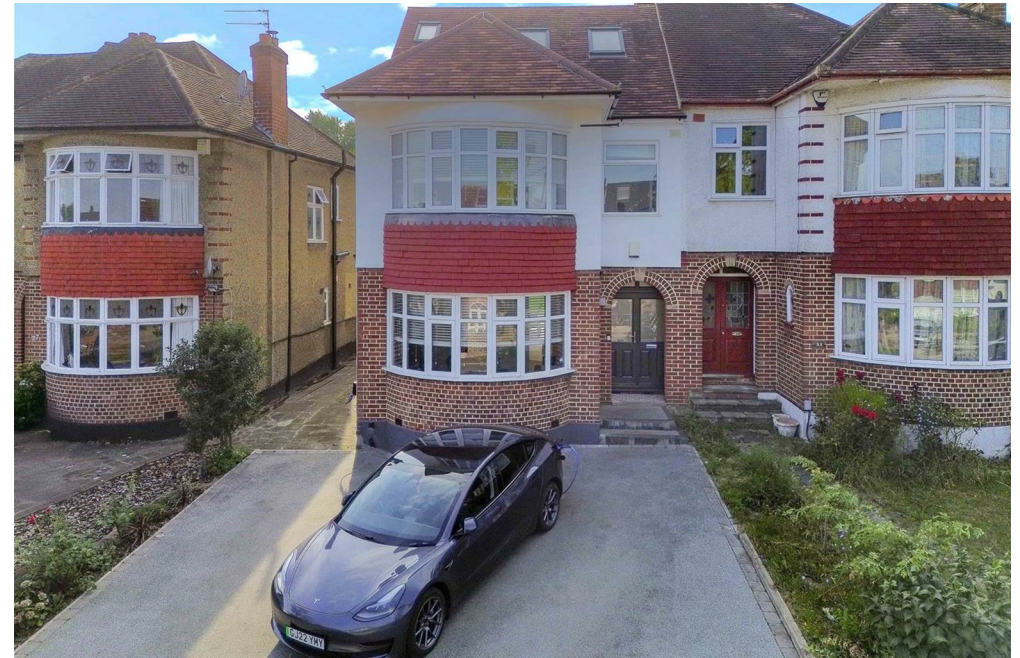


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Oakwood Avenue, London N14

£975,000 FOR SALE

House - Semi-Detached

4 2 3



Oakwood Avenue, London N14 £975,000

Description

Immaculately Presented 1930s Extended Home | Sought-After Road | Off-Road Parking | Large Rear Garden | Stunning Kitchen/Diner with Bi-Fold Doors

Located on one of the area's most sought-after roads, this beautifully extended 1930s home effortlessly combines period charm with contemporary style. Immaculately presented throughout, the property offers spacious and versatile accommodation, ideal for modern family living.

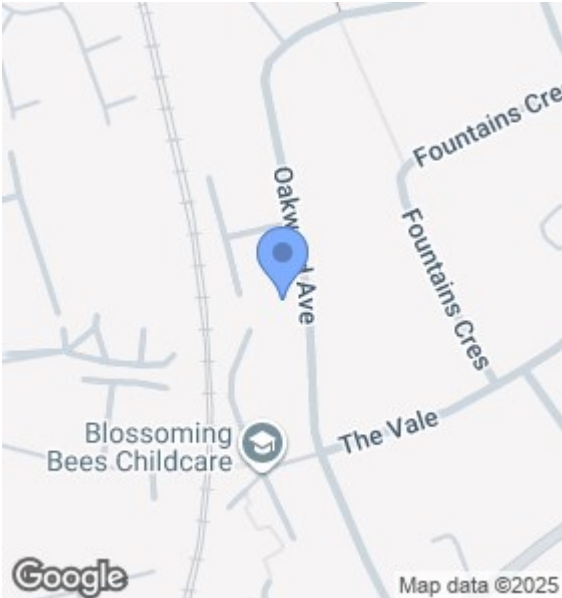
At the heart of the home is a stunning, open-plan kitchen and dining area, complete with sleek finishes, underfloor heating, and impressive bi-fold doors that open out onto the large rear garden—creating a seamless indoor-outdoor living space, perfect for entertaining.

Key Features

- Immaculately Presented Throughout
- Sought After Residential Road
- Located within School Catchment Area for both Primary and Secondary
- Off Road Parking
- Close to Local Amenities

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

Freehold
to be confirmed
to be confirmed
to be confirmed

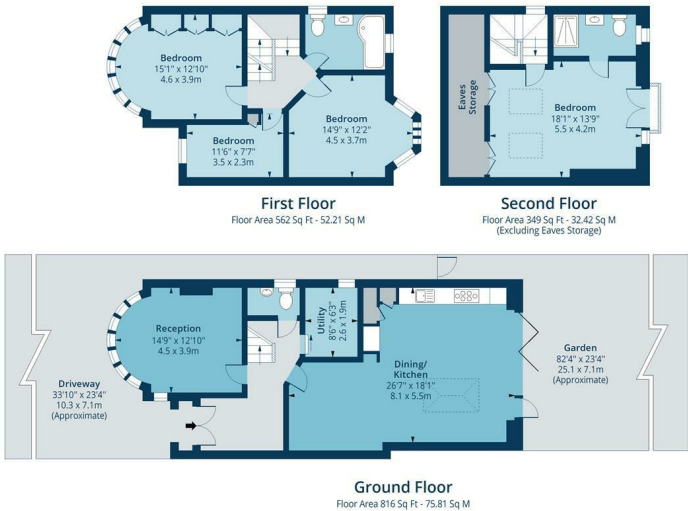


Floorplan

Oakwood Avenue, N14

Approx. Gross Internal Area 1727 Sq Ft - 160.44 Sq M

Approx. Gross Eaves Storage Area 445 Sq Ft - 41.34 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.

lpaplus.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.