



For Sale

Moselle Avenue, N22
£319,950

An attractive one bedroom split level first floor period conversion, located in a quiet residential street in the conservation area of Noel Park. The property is currently being let out with a standard AST contract in place with a 6 month break clause. The vendor would like the new purchaser to keep the current tenants in situ. Benefits include a spacious reception room, one double bedroom, modern kitchen/diner, bathroom and access to a rear garden. The property is ideally situated for the vibrant Wood Green shopping area with all its bars and restaurants and with easy access to both Wood Green and Turnpike Lane Underground Station. ****Sole Agents****

Harringay Office : 020 8341 9999
Highbury Office: 020 7704 2100
Palmer's Green Office : 020 8882 6567

www.anthonypepe.com residential sales & letting agents

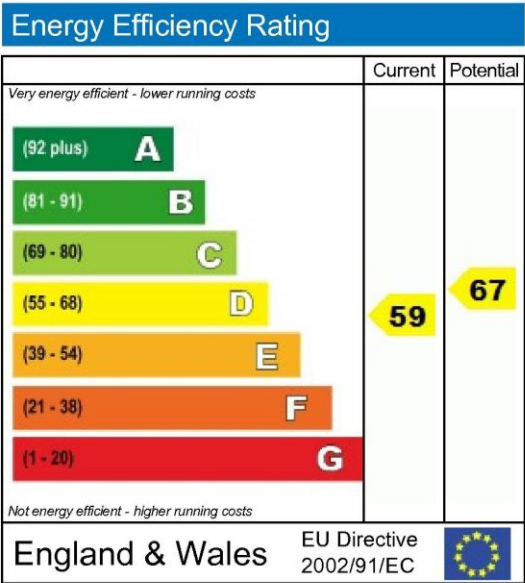
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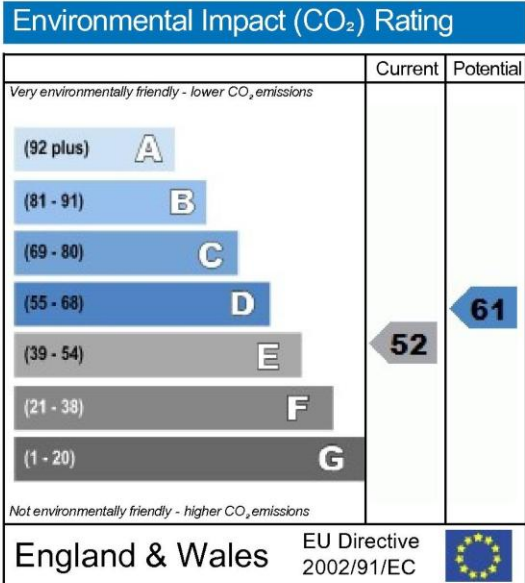
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



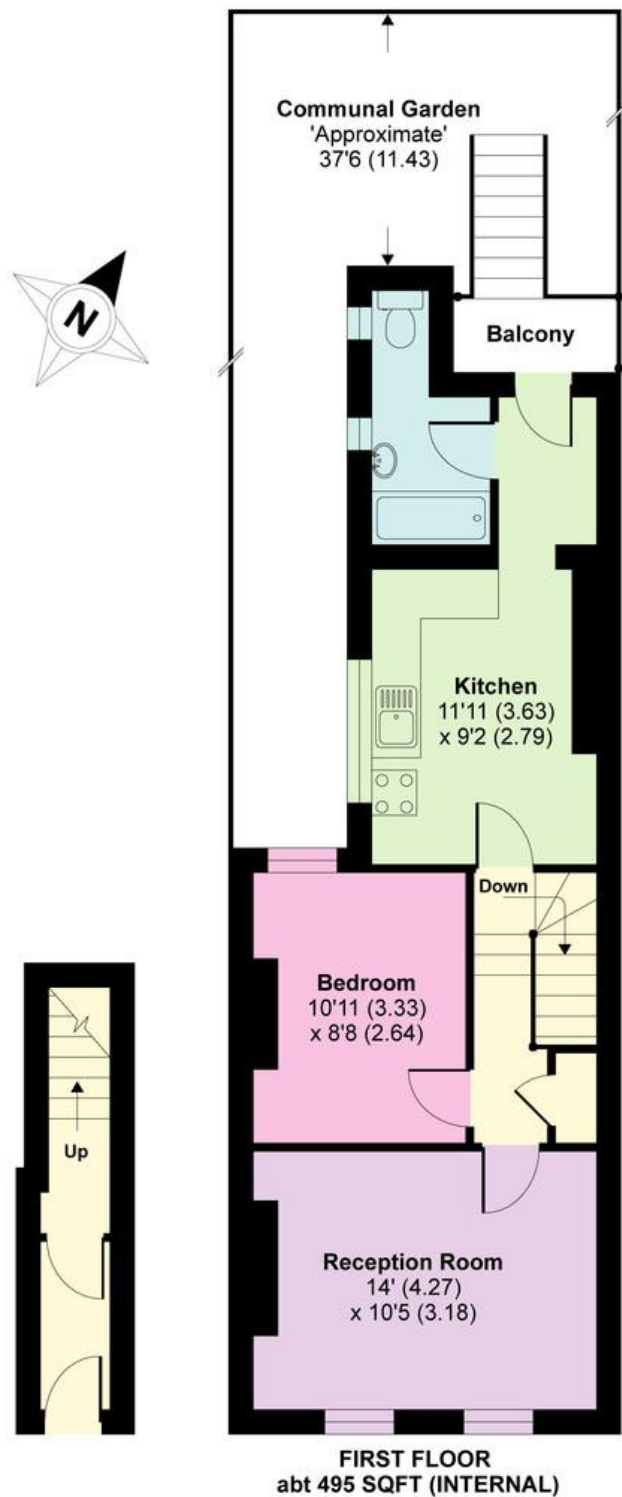
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Council Tax Authority: Haringey London Borough Council

Tenure: Leasehold

Moselle Avenue, Wood Green, London, N22

APPROX. GROSS INTERNAL FLOOR AREA 538 SQ FT 49.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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