



Pellatt Grove, Wood Green, N22 5PL

OFFERS IN EXCESS OF
£375,000



PROPERTY SUMMARY

A rare opportunity to purchase the newly built one bedroom house set over two floors in the heart of Wood Green. The property is entered via a courtyard garden where you will find a spacious open plan lounge with contemporary fitted kitchen and a guest WC on the ground floor. Stairs from the ground floor lead down to the bedroom which has the modern fitted en-suite bathroom, two storage cupboards and a further courtyard. Further benefits include solar panels giving the property an EPC rating of an A.

Pellatt Grove is only a short walk to the vibrant shopping area of Wood Green with all its bars and restaurants with a vast array of eateries, coffee shops, and shopping mall with major and independent retailers. Public transport includes plenty of bus routes along with the Underground Station of Wood Green (Piccadilly Line - Zone 3). The property is also within easy reach of local parks and the trendy areas of Harringay, Crouch End & Muswell Hill and the vast green spaces of Alexandra Park.

The property tenure is freehold and is being sold on a chain free basis and in our opinion will make an excellent home for a first time buyer. Viewing is a must.

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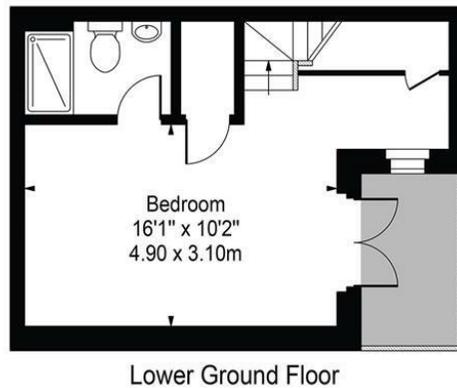
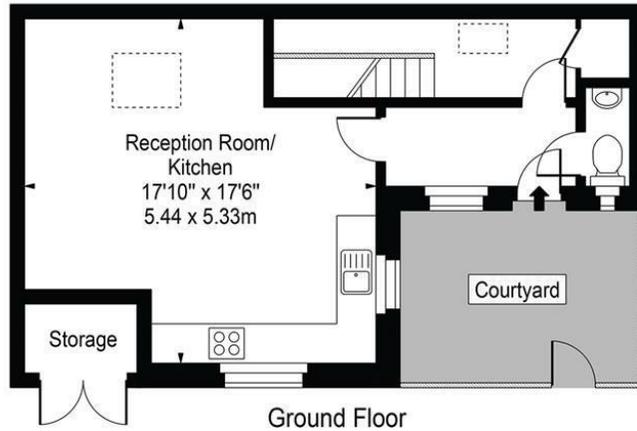








Pellatt Grove Wood Green, N22 5PL
 Approx. Gross Internal Area 689 Sq Ft - 64.01 Sq M
 (Excluding Storage) 



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Haringey

TENURE

Freehold

COUNCIL TAX BAND

New Build

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		98	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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