



Moselle Avenue, Wood Green, N22 6EX

PER MONTH
£1,800 Per Month

 **Coultons**

PROPERTY SUMMARY

Set in the ever popular conservation area of Noel Park is this delightful two bedroom mid terraced family home available for rent. The property benefits from gas central heating, two reception rooms, two double bedrooms, large bathroom & rear garden

Moselle Avenue 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 Stations of both Wood Green and Turnpike Lane, (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.

2



1



1





LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		61	
(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



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
lettings@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
lettings@coultons.co.uk
www.coultons.co.uk