



Pellatt Grove, Wood Green, N22 5PP

PCM  
£2,600 PCM

 **Coultons**



## PROPERTY SUMMARY

Presenting this well-proportioned three-bedroom house, ideally situated just a short walk from Wood Green High Road. The property benefits from a spacious reception room, a modern fitted kitchen with breakfast bar, a contemporary family bathroom, an additional ground-floor guest WC, a private rear garden, double glazing, and gas central heating.

Pellatt Grove is conveniently located within easy reach of the vibrant Wood Green shopping district, offering an excellent selection of bars, restaurants, cafés, and eateries, together with The Mall Wood Green and a wide range of both major high-street and independent retailers. Excellent transport links include numerous bus routes and Wood Green Underground Station (Piccadilly Line, Zone 3), providing direct access into Central London.

The property is also well positioned for the popular neighbouring areas of Harringay, Crouch End, and Muswell Hill, while the expansive green spaces of Alexandra Park are close by, offering a variety of leisure and recreational opportunities.

Families will appreciate the selection of well-regarded primary and secondary schools located within walking distance.

In our opinion, this home would make an excellent residence for families. Early viewing is highly recommended.

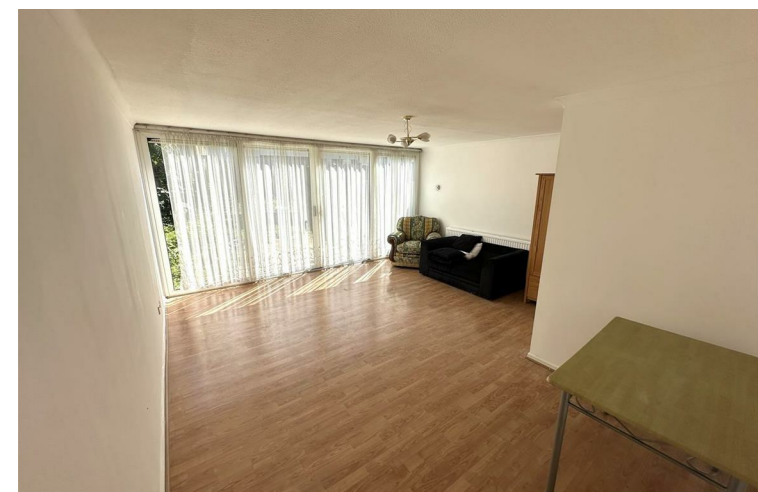
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## Pellatt Grove- N22

Approximate Gross Internal Area 88.0 m² ... 947 ft² (excluding garden and outside storage)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.  
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### LOCAL AUTHORITY

Haringey

### TENURE

### COUNCIL TAX BAND

D

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>68</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | 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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