



## Russell Ave., London, N22 6QA

£699,995



Cole Harding is thrilled to present this amazing three bedroom Victorian terrace located in the popular area of Noel Park in Wood Green.

The property is well presented with neutral colours and decor throughout, well proportioned rooms that offers plenty of natural light and a sense of space.

The property boasts open plan living areas with sub divides which gives you options to be able to separate the two reception rooms, the kitchen opens up into the second reception and also leads out to the private rear garden, the kitchen is fitted to a high specification and contemporary finish, down stairs W/C with wall mounted sink under the stairs. The first floor offers three double bedrooms, loft access and a new bathroom suite.

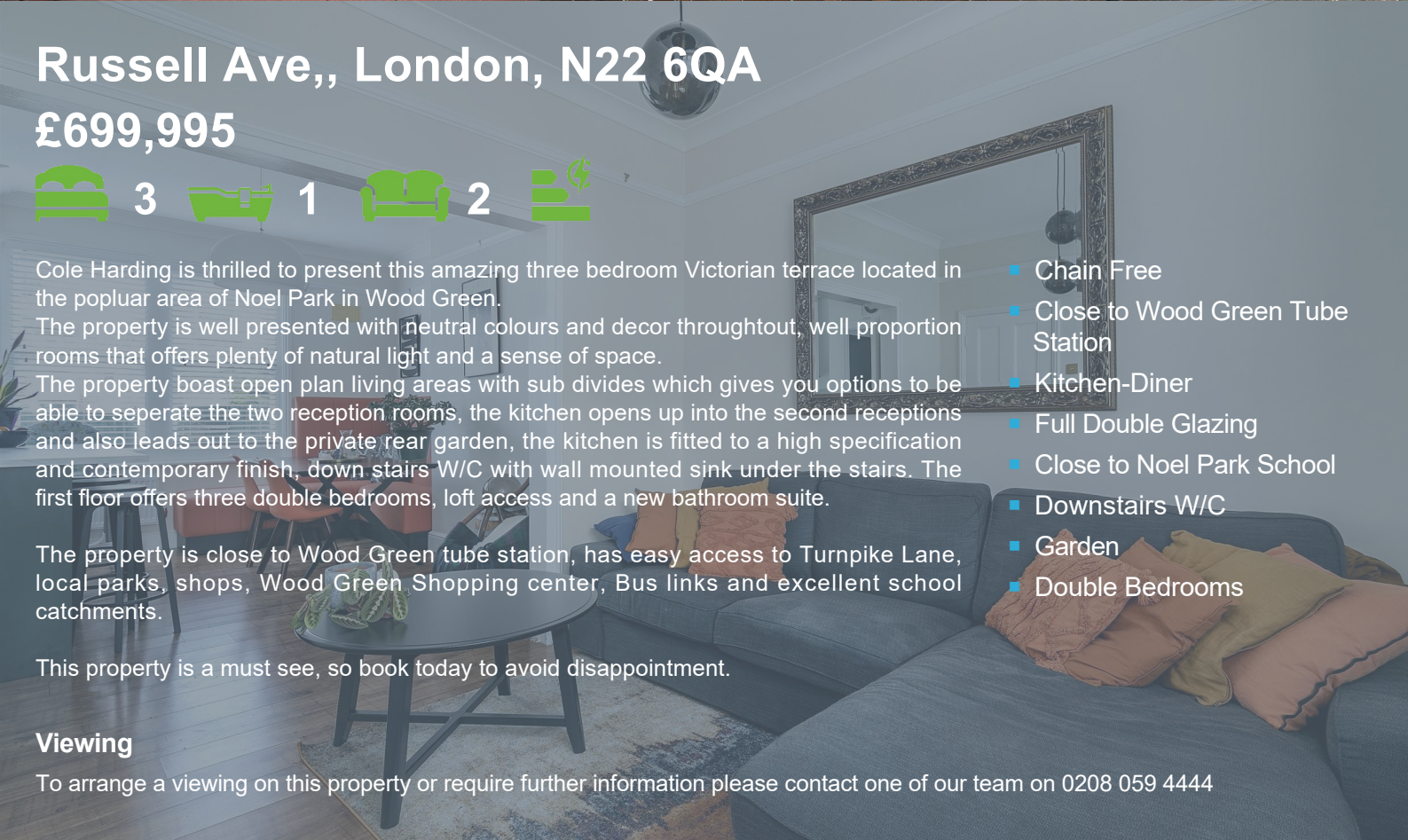
The property is close to Wood Green tube station, has easy access to Turnpike Lane, local parks, shops, Wood Green Shopping center, Bus links and excellent school catchments.

This property is a must see, so book today to avoid disappointment.

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

- Chain Free
- Close to Wood Green Tube Station
- Kitchen-Diner
- Full Double Glazing
- Close to Noel Park School
- Downstairs W/C
- Garden
- Double Bedrooms



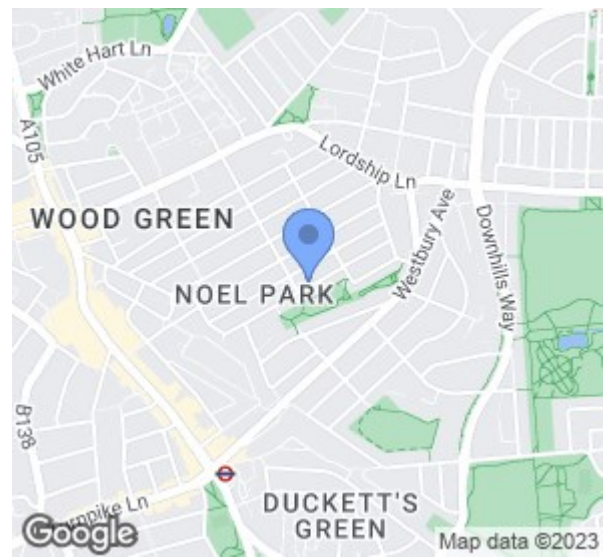


Approximate Gross Internal Area  
937 sq ft - 87 sq m



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Vary 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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. info@coleharding.co.uk