



MOSELLE AVENUE, N22  
**£525,000 FREEHOLD**  
 UNDER OFFER AT £515,000

## TWO-BEDROOM HOUSE

Harringay | 020 8800 5151 | [harringay@winkworth.co.uk](mailto:harringay@winkworth.co.uk)





## DESCRIPTION:

Having been elegantly renovated, this beautiful interior designed two-bedroom, red brick Victorian cottage has lots of character and a south-facing garden.

Set behind a small front garden on a quiet leafy street in the Noel Park Conservation area and set over two-levels this property has a light-filled through lounge with sanded wood floors and a newly fitted large sash window maximising space and light enhanced by a spacious kitchen and much sought after south facing garden. The recently fitted luxurious four piece bathroom with a deep soak bath has a large window and under foot heating

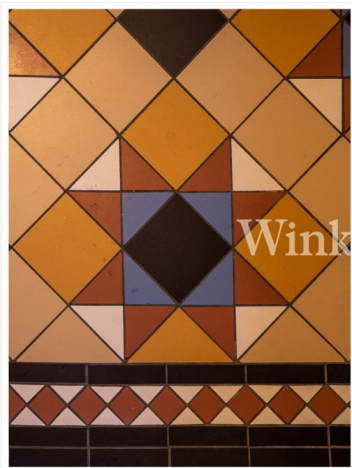
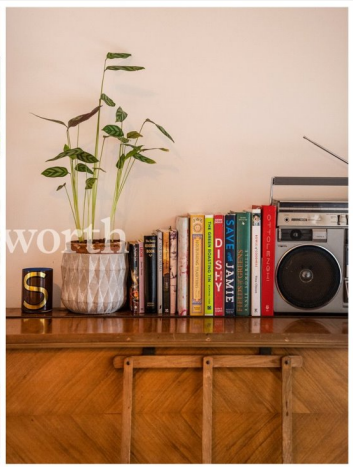
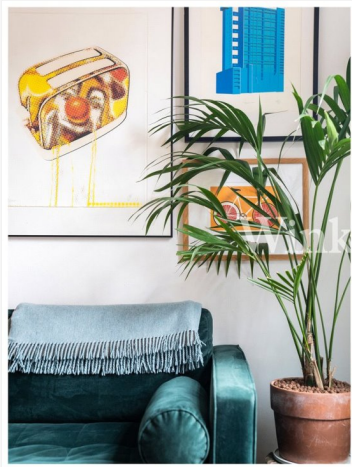
The original stair well takes you to the first floor where there are two very good sized double bedrooms and a storage loft.

The Noel Park Conservation Area is an attractive collection of period homes planned and developed by The Artisans, Labourers and General Dwellings Company circa 1881 to 1913. The houses were designed to house the families of artisans, skilled workers and labourers in fashionable cottage style dwellings. The area still retains its homogenous and distinguished appearance today and was designated as a conservation area in 1982 in recognition of its special architectural and historic significance and to preserve and

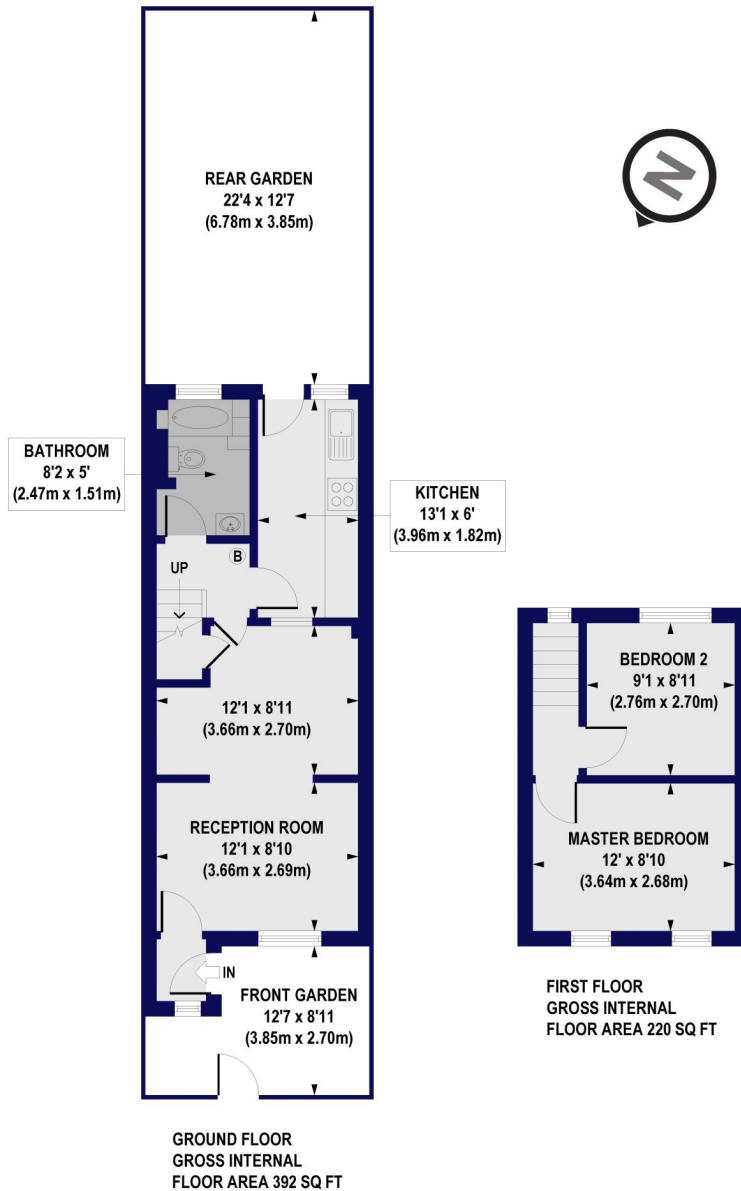
enhance its character and appearance.

A peaceful and convenient location, there's a choice of good nurseries and Noel Park Primary School is rated Outstanding by Ofsted. Wood Green Underground Station (Piccadilly Line Zone 3) is within just 5 minutes' walking distance. There's lots of green space nearby; Russell Park and Belmont Park, Downhills Park and Lordship Rec are all within a few minutes' walk. The Hub at Lordship Rec offers a range of community activities like yoga and children's clubs, and Alexandra Palace is good for walks, concerts, the newly reopened theatre and the farmers' market on Sundays.





**Moselle Avenue, N22**  
**Approx. Gross Internal Floor Area 612 sq. ft / 56.94 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.