

# ST ALBANS CRESCENT

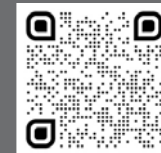
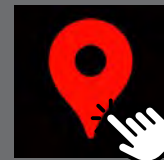
WOOD GREEN - N22

THOMAS  
JAMES

kw



- 5 DOUBLE BEDROOMS
- ALL BEDROOMS WITH ENSUITES
- BIG KITCHEN/DINER
- TWO RECEPTION ROOMS
- AVAILABLE FROM 4TH SEPTEMBER
- FURNISHED OR UNFURNISHED



TO LET  
£3,500  
PCM

# ST ALBANS CRESCENT

WOOD GREEN - N22



## FIVE BEDROOM HOUSE

**£3,500 PCM**

### PROPERTY DESCRIPTION

Available from now.  
Available fully, part or un-furnished.  
Suitable for families only and not licensed to be rented as a HMO to shares.

An exquisite fully refurbished five-bedroom period home set on a popular turning just minutes from Wood Green tube station.

Situated on quiet tree lined crescent leading directly into Wood Green and just a short walk from Alexandra Palace.

The property has been meticulously renovated by the landlord, with calm neutral colours carefully complimenting the period feel of the property whilst providing modern comfort. Offering spacious, well thought out accommodation over 3 floors. Further comprising two receptions, kitchen/diner, en-suite to all five bedrooms and landscaped rear garden. Ideally positioned for all local amenities offered on the High Road N22 and inside Wood Green shopping Mall.

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

**COUNCIL TAX BAND: D**  
Haringey Council

**EPC RATING: C**

**AVAILABLE FROM 17  
AUGUST**



**TRANSPORT**



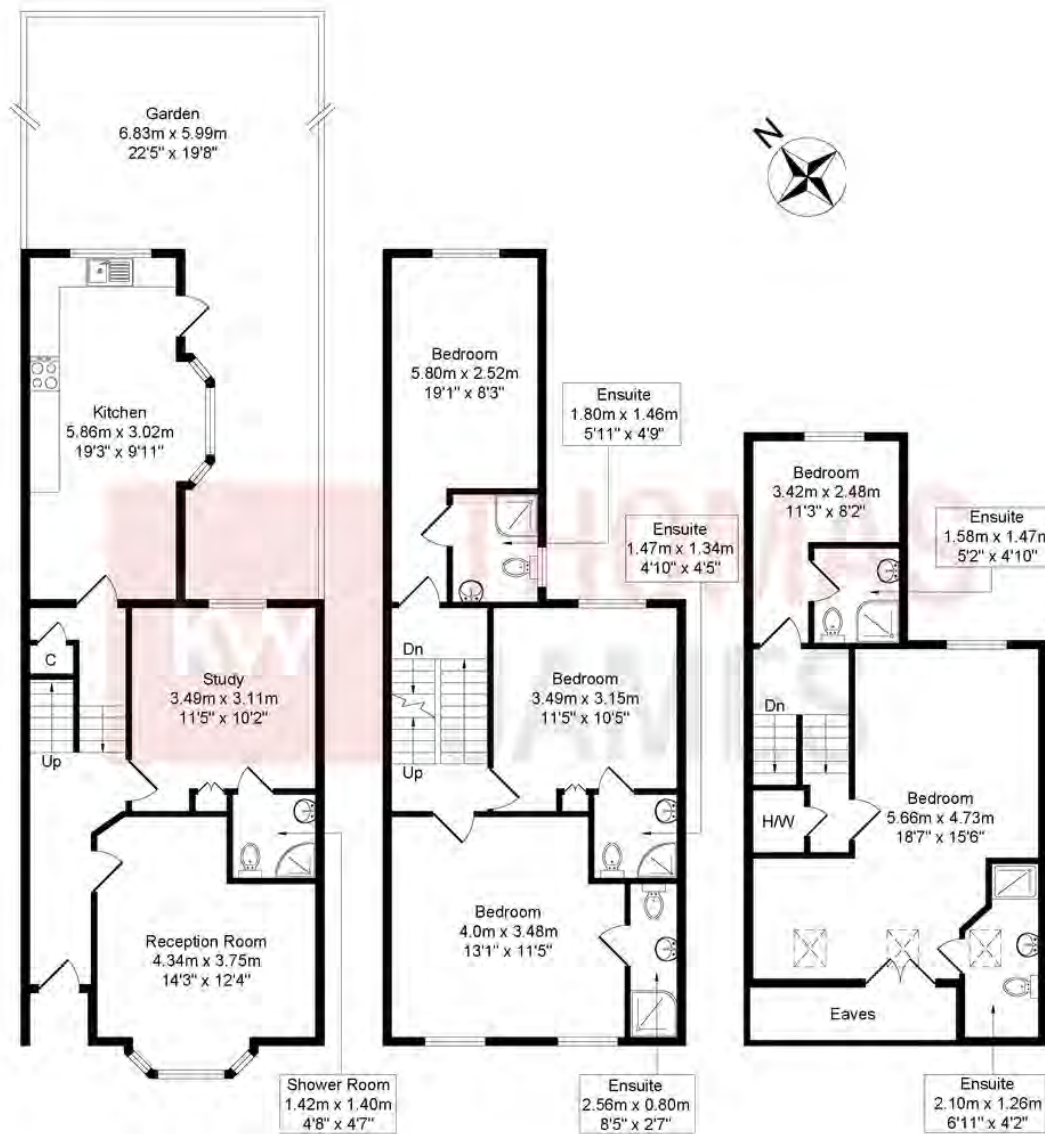
**TRANSPORT**



Ground Floor  
52.07 sq.m. (560.47 sq.ft.) approx.

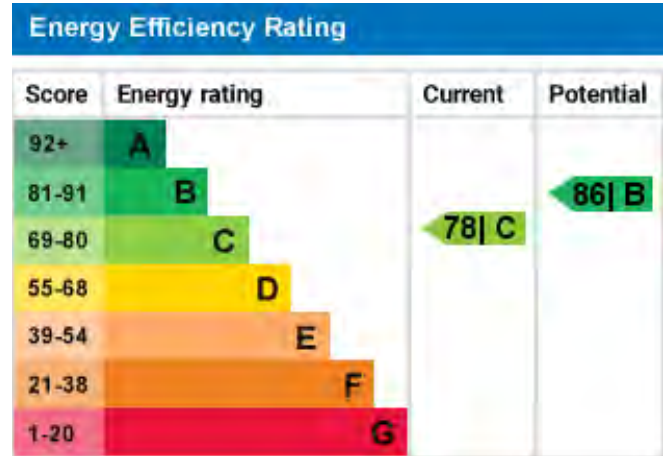
First Floor  
51.20 sq.m. (551.11 sq.ft.) approx.

Second Floor  
37.96 sq.m. (408.59 sq.ft.) approx.



**TOTAL FLOOR AREA : 141.23 sq.m. (1520.17 sq.ft.) approx.**  
(Excluding Eaves)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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