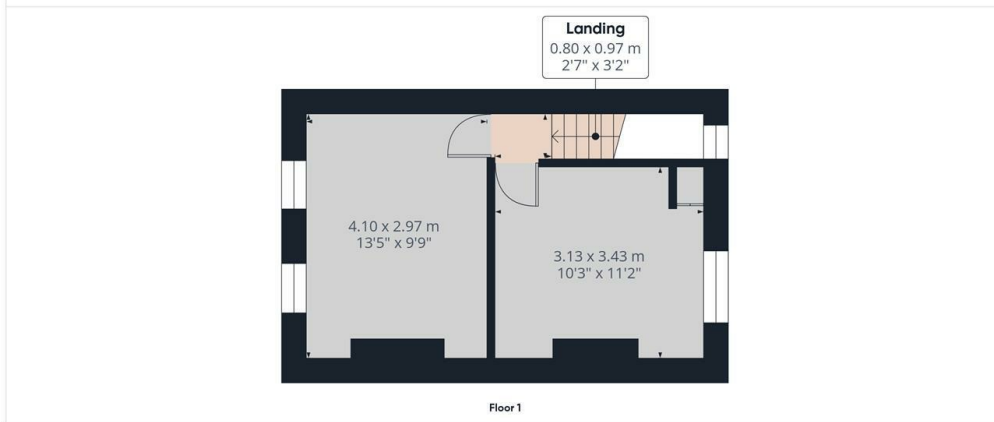
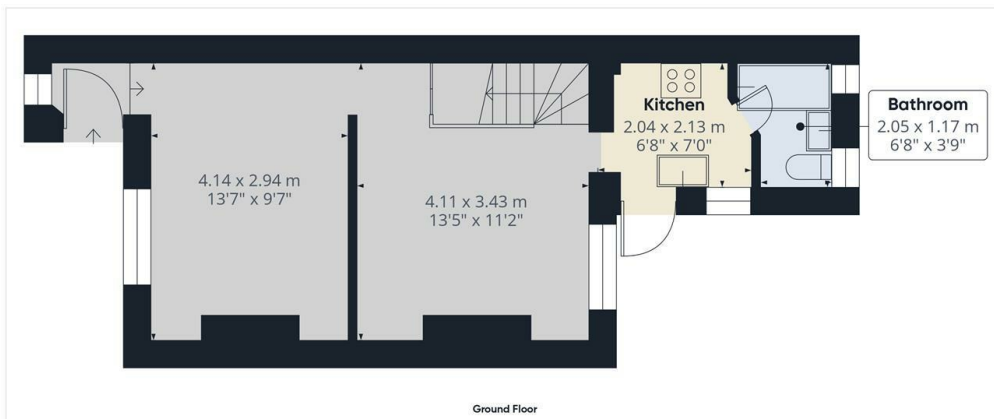




Moselle Avenue, London, N22 6ES

£2,000 Per Calendar Month

- Stunning 2 bedroom terraced cottage situated within Noel Park Conservation Area
- Fully refurbished throughout 12 months ago
- Charming landscaped garden
- 2 reception rooms
- Moments from Wood Green Tube Station
- Double glazed / gas central heating
- Unfurnished
- Council tax band C
- Available from 3rd August 2026
- Deposit requested £2,305.00

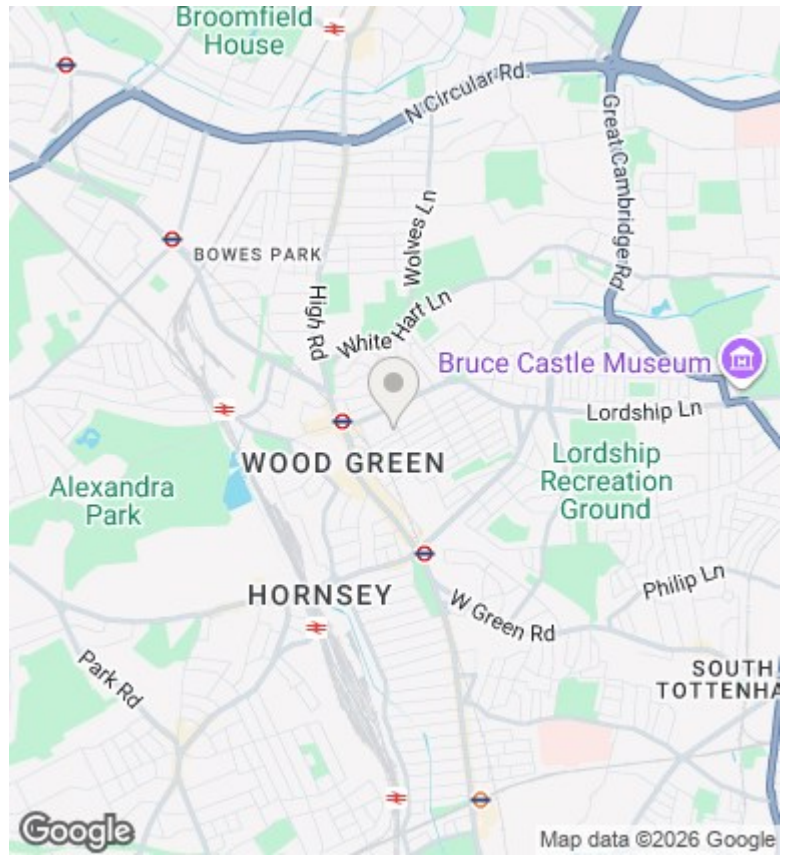


Approximate total area<sup>m</sup>  
56.2 m<sup>2</sup>  
605 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Directions

## Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	