



Moselle Avenue, N22 6ET

**£475,000 FREEHOLD**

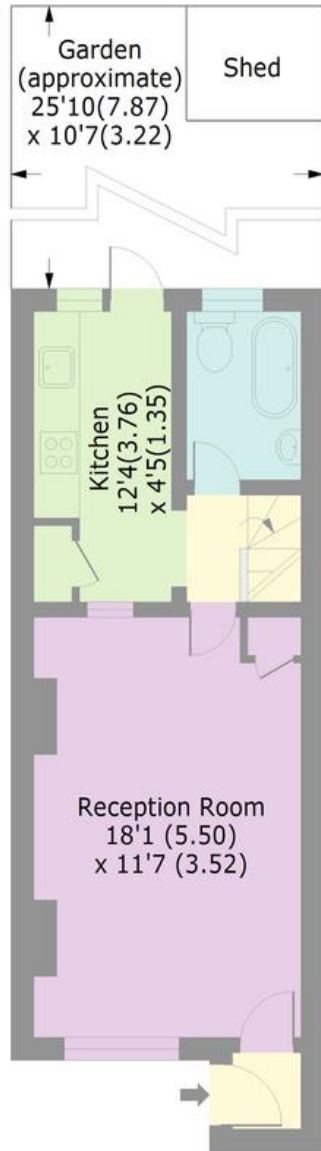
A well presented two bedroom mid-terrace house, located on a sought after tree lined residential road in the popular Noel Park Estate. The property has been well maintained by the current owner and is perfect for a first time buyer. Benefits include a spacious reception room with stripped wooden flooring, kitchen with access to a private rear garden, downstairs bathroom & two double bedrooms. Moselle Avenue allows access to the many shopping and transport facilities of Wood Green High Road and Turnpike Lane Underground station (Piccadilly Line). The iconic Westbury Gastro Pub and Restaurant (Westbury Avenue) as well as the green open spaces of Belmont Park with access to both Lordship Recreation grounds and Downhill's Park are all close by.



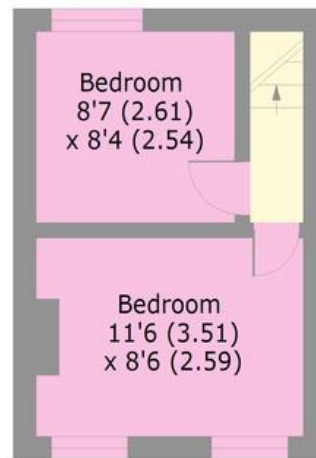


### Moselle Avenue, N22

Approx. Gross Internal Area 569 Sq Ft - 52.86 Sq M



GROUND FLOOR



FIRST FLOOR





2



Bedrooms

1



Receptions

1



Bathrooms

Yes



Garden

**Tenure:**  
Freehold

**Energy Efficiency Rating:**  
69

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