

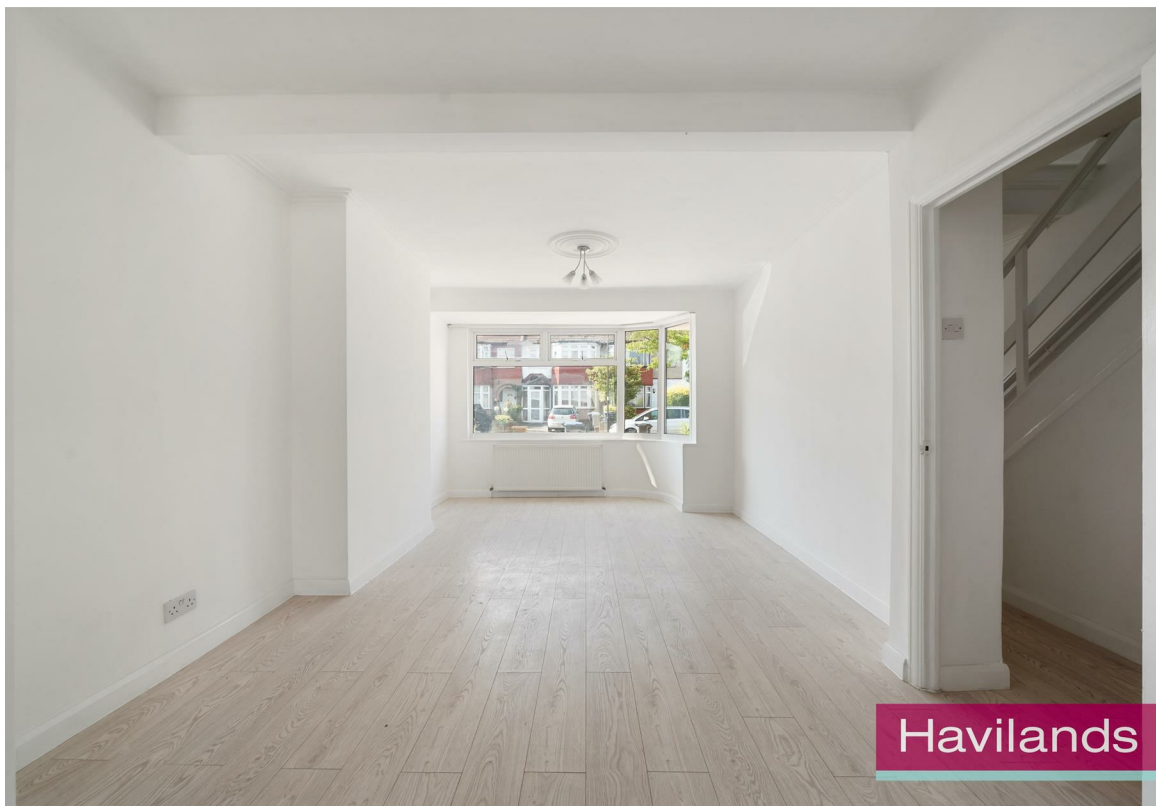


New Park Avenue, London

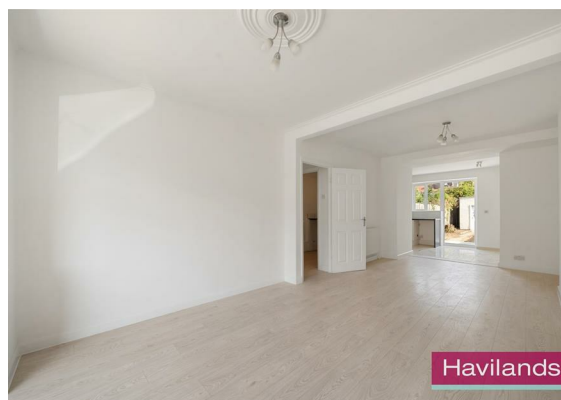
£535,000

Havilands

the advantage of experience



- Newly Renovated Three Bedroom Home.
- Fitted Kitchen With Integrated Appliances Along With An Open Plan Lounge.
- A Garage With Rear Access.
- Ample Parking Space With Security Measures Installed.
- 0.7 Miles From Palmers Green Mainline Station And Road Links Such As The A10 & A406.
- Catchment Area For Popular Firms Farm Primary School.
- Easy Access To The Firs Farm Wetlands.



For more images of this property please visit havilands.co.uk



Havilands are pleased to present this turnkey-ready, newly renovated, three bedroom home on New Park Avenue. Offering 1183 sq ft of living space, this bright and spacious property has been completely renovated with a sleek, modern aesthetic, ready for a new occupant to add their personal touch.

The ground floor of the property benefits from an open-plan tiled kitchen/diner (fitted with an integrated oven and space for a dishwasher), an open plan lounge/dining area, and a separate utility room.

Upstairs, the 1st floor offers a new fully-tiled bathroom, two double bedrooms, a third smaller bedroom/home office, and potential to extend upwards into the loft.

Outside, the garden extends 63 ft, offering a garage with side access to the service road at the rear, while the front driveway provides ample parking space for two cars, with retractable bollards installed to provide additional security for drivers.

The property is well located, being almost equidistant from Winchmore Hill and Palmers Green mainline stations (appx. 0.7 miles), and road links such as the A10 & A406.

The property falls within the catchment area for the ever popular Firms Farm Primary School, and offers easy access to the Firs Farm wetlands.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: E (2026/27 £2,771.60)

EPC: Currently 67D Potentially 80C

For more images of this property please visit havilands.co.uk

New Park Avenue, N13

Approximate Gross Internal Area = 1183 sq ft / 109.9 sq m
(Including Garage)

Garage = 227 sq ft / 21.0 sq m



Energy Efficiency Rating		
	Current	Potential
Very 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		
	67	80
England & Wales		EU Directive 2002/91/EC

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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come by and meet the team
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