



**Anthony Webb**

**New River Crescent, Palmers Green, London, N13**  
**Asking Price £800,000 Freehold**

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ESTATE AGENTS

# New River Crescent, Palmers Green, London, N13

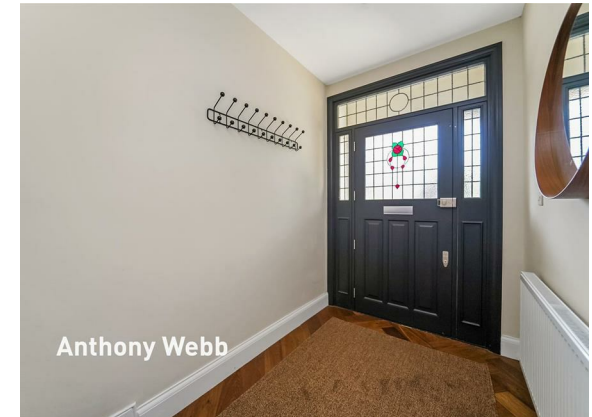
A stunning CHAIN FREE extended three bedroom Edwardian family home offering an impressive 1439 sq. ft of bright and open living space across two floors. The seller has renovated the property to a very high standard and offers a perfect blend of period and contemporary living.

New River Crescent is situated between Hazelwood Lane and Hedge Lane and is ideally located for Palmers Green shops, restaurants and transport links, ideal for those who need easy access into central London. Hazelwood primary school and The New River and Hazelwood recreation ground are only a short walk away.

Original tiled path to attractive stained glass front door • Beautiful Herringbone wooden floors to ground floor • Spacious living room with large bay window • Dining area opening to extended modern open plan kitchen/living room with bi-fold doors leading to the rear garden • Ground floor modern shower rooms • First floor landing with access to loft space with potential to convert • Two generous double bedrooms with period style fireplaces • Third Good size single bedroom with period style fireplace • Modern family bathroom • Electric heating system with solar panels • 60ft westerly facing rear garden with decked patio area.

Enfield council Tax Band - E

- Edwardian period house
- Three good size Bedrooms
- Two spacious receptions
- Extended kitchen/diner
- Two bath/shower rooms
- Herringbone wooden floors to ground floor
- Fantastic condition throughout
- 60ft westerly facing rear garden with decked patio area





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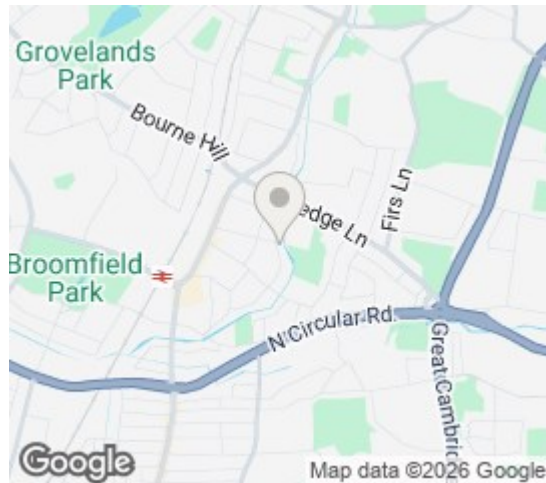
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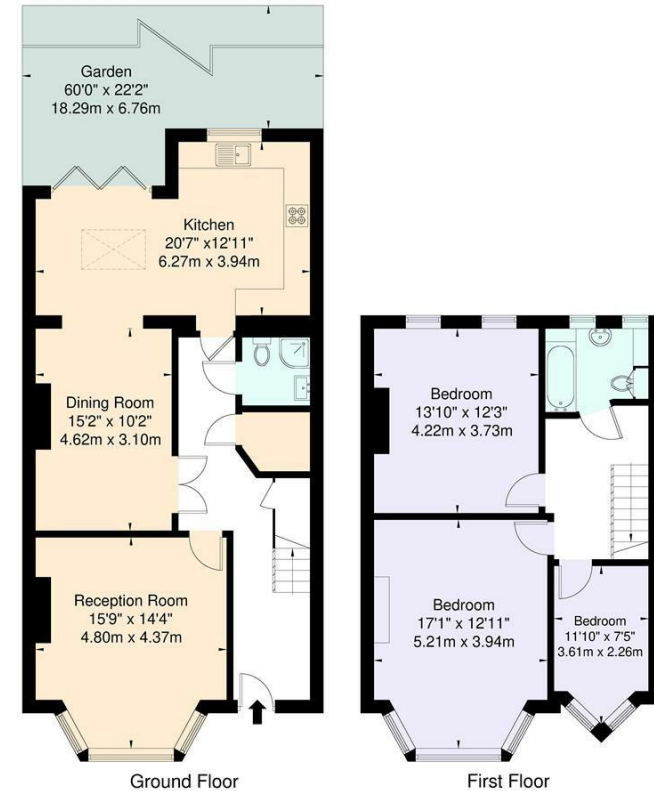
# New River Crescent Palmers Green London N13 5RF

Tenure: Freehold  
Gross Internal Area: 1439.00 sq ft



| 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                     |  |         |           |
| England & Wales EU Directive 2002/91/EC                         |  |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales EU Directive 2002/91/EC                         |  |         |           |

New River Crescent, N13  
Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft



For Illustration Purposes Only - Not To Scale  
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