



Riverway, Palmers Green, London, N13
Chain Free £580,000 Freehold

Anthony Webb
ESTATE AGENTS

Riverway, Palmers Green, London, N13

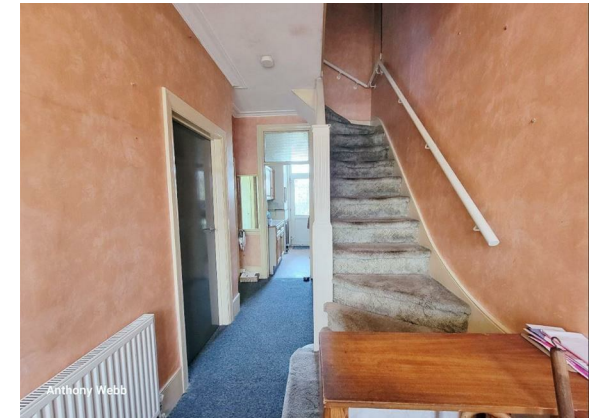
CHAIN FREE three bedroom Edwardian terrace house requiring modernisation. The property offers great potential to improve/extend to create a wonderfully family home.

Riverway is located off Hazelwood Lane and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Hazelwood Primary School, Broomfield Park, The New River and Hazelwood recreation ground area are also a short walk away.

Storm porch and front door to hallway • Two interconnecting receptions with bay window and doors to garden • Galley Kitchen • Ground floor w.c • Landing with access to loft space with original loft ladder • First floor bathroom • Two double bedrooms • One single bedroom • Gas central heating • Block paved drive to front for two vehicles • Private rear garden backing onto the New River.

Enfield Council Tax Band E

- Three bedrooms
- Edwardian Terrace house
- Interconnecting receptions
- Galley kitchen
- First floor bathroom
- Ground floor w.c
- Off street parking to front
- Garden to rear





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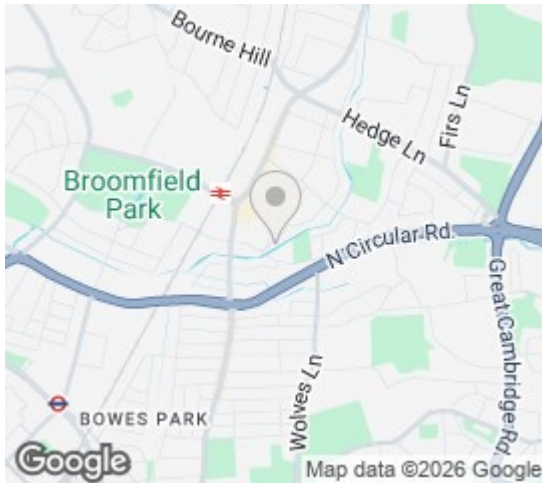
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Riverway Palmers Green London N13 5LJ

Tenure: Freehold
Gross Internal Area: 1015.00 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 94.3 sq.m. (1015 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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