



**New Park Avenue, Palmers Green, London, N13**  
**£519,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# New Park Avenue, Palmers Green, London, N13

A 1930's style three bedroom terrace property offering a spacious through lounge, fitted kitchen, garage, off street parking for two cars and south facing rear garden.

New Park Avenue is a quiet residential turning located between Firs Lane and The Fairway within easy reach of local shops and Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm Wetlands park and popular primary school are also a short walk away. There are also excellent road links into London and beyond via the A10 and A406.

Hallway • Through lounge with bay window and sliding doors to garden • Fitted galley kitchen with door to garden • Landing with access to loft space with potential to convert • Bathroom • Two good size double bedrooms • Single bedroom • Double glazing • Gas central heating • Paved off street parking to front • Rear garage • South facing rear garden with door to rear access way.

Enfield Council Tax Band E

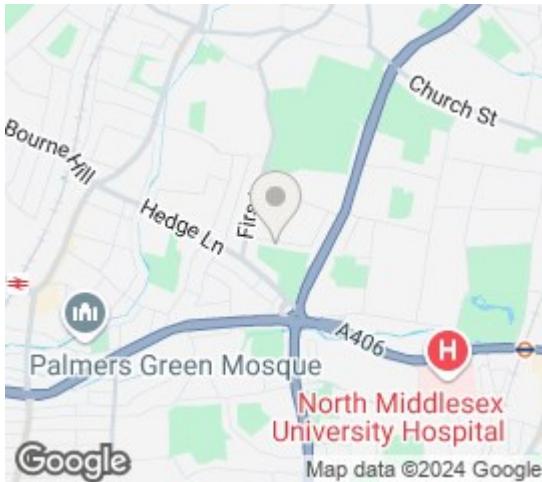
- Three bedrooms
- 1930s built terrace house
- Through Lounge
- Galley kitchen
- First floor bathroom
- Garage to rear
- Off street parking for two cars
- South facing rear garden





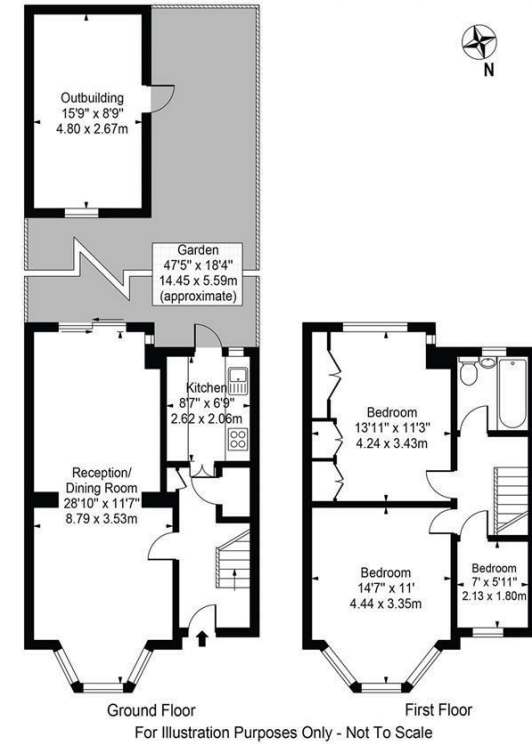
# New Park Avenue Palmers Green London N13 5NA

Tenure: Freehold  
Gross Internal Area: 818.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		69	
(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 Park Avenue, N13 5NA  
Approx. Gross Internal Area 867 Sq Ft - 80.55 Sq M  
(Excluding Outbuilding)  
Approx. Gross Internal Area Of Outbuilding 138 Sq Ft - 12.82 Sq M



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