



**New River Crescent, Palmers Green, London, N13**  
**Chain Free £849,995 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# New River Crescent, Palmers Green, London, N13

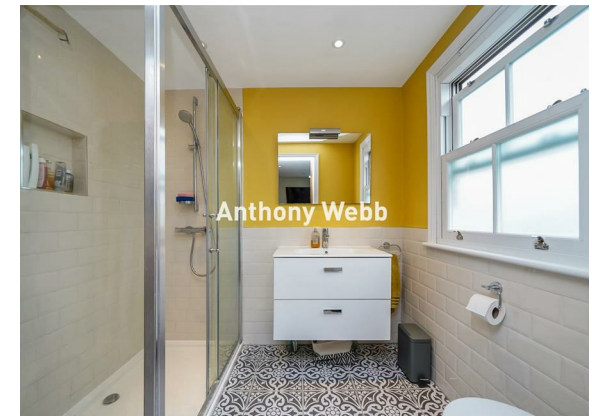
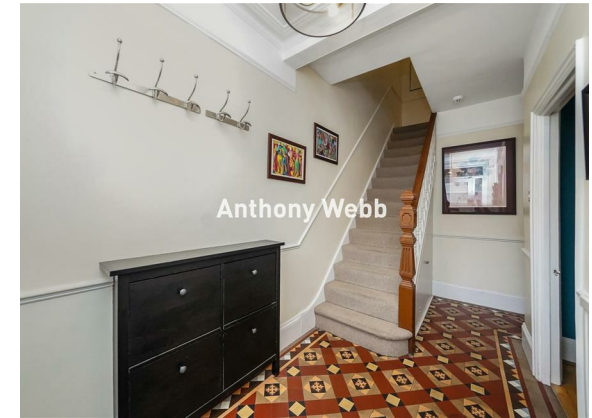
A well presented and spacious four bedroom Edwardian family home offering an impressive 1732 sq.ft of bright and airy living space over three well appointed floors.

New River Crescent is situated between Hazelwood Lane and Hedge 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 short walk away.

Original front garden wall leading to path and front door • Original Tessellated tiled hallway • Spacious living room with original ceiling mouldings and feature fireplace • Dining room with original ceiling mouldings and door to garden • Fitted kitchen • Utility room • Ground floor guest w.c • Family bathroom • Ensuite shower room and dressing area to loft main bedroom • Gas central heating • Rear garden with paved patio area and lawn area.

Enfield Council Tax Band - E

- Four bedrooms
- Edwardian family home
- Two receptions
- Fitted kitchen
- Utility and ground floor w.c
- Two bath/shower rooms
- Close to shops, park and station
- Front and rear gardens





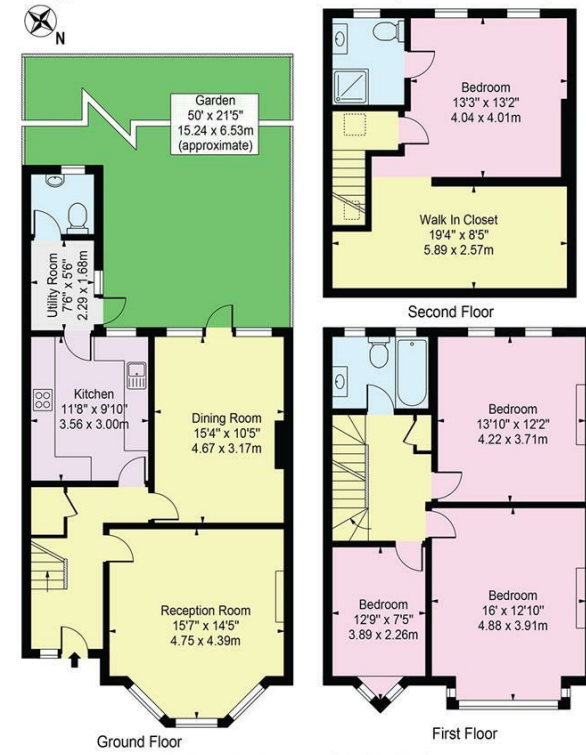
# New River Crescent Palmers Green London N13 5RD

Tenure: Freehold  
Gross Internal Area: 1732.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			61
(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 5RD  
Approx. Gross Internal Area 1732 Sq Ft - 160.91 Sq M



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