



Ashley Gardens, Palmers Green, London, N13  
£650,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Ashley Gardens, Palmers Green, London, N13

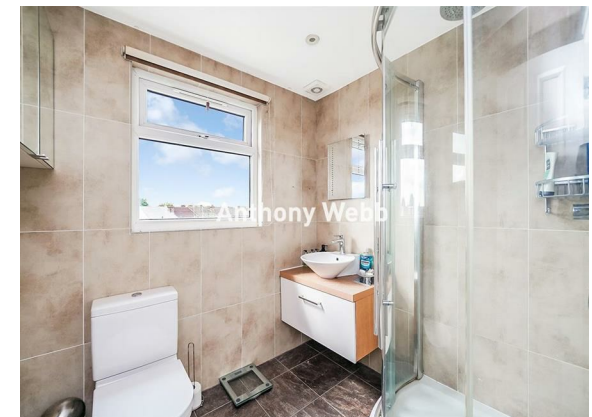
A beautifully presented four bedroom 1930s style family home offering 1362 sq. ft of living space over three floors with a spacious modern kitchen/diner, two bath/shower rooms, off street parking and garden to rear.

The property is a quiet residential turning located within easy reach of Palmers Green shops, restaurants, bus routes and mainline station into Moorgate. The A10 and A406 provide excellent road and bus links to Silver street/Wood Green stations and London and beyond.

Spacious hallway • Living room with bay window • Modern fitted kitchen/diner with breakfast bar and doors to garden • Modern family bath/shower room • Two good size double bedrooms • One single bedroom currently used as an office • Converted loft space offers a double bedroom and modern shower room • Double glazing • Gas central heating • Block paved off street parking to front • Well maintained rear garden with paved patio, lawn area and timber shed/summer house.

Council tax band E

- Four bedrooms
- 1930s style terrace house
- Living room
- Kitchen/diner
- Two bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear garden





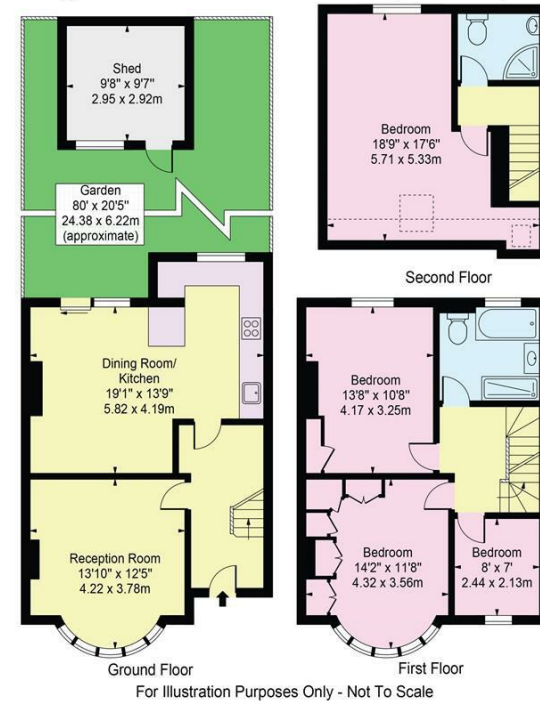
# Ashley Gardens Palmers Green London N13 5EW

Tenure: Freehold  
Gross Internal Area: 1362.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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			

Ashley Gardens, N13 5EW  
Approx. Gross Internal Area 1362 Sq Ft - 126.53 Sq M  
(Including Restricted Height Area & Excluding Shed)  
Approx. Gross Internal Area 1330 Sq Ft - 123.56 Sq M  
(Excluding Restricted Height Area & Shed)  
Approx. Gross Internal Area Of Shed 93 Sq Ft - 8.61 Sq M



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