



**New Park Avenue, Palmers Green, London, N13**  
**Offers In Excess Of £450,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# New Park Avenue, Palmers Green, London, N13

CHAIN FREE. Three bedroom 1930s built terrace house requiring full renovation. The property consists of two receptions, galley kitchen, first floor bathroom, large front garden with potential for off street parking and garden to rear.

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.

Enfield Council tax band E

- Three bedrooms
- 1930s built terrace house
- Two receptions
- Galley kitchen
- First floor bathroom
- Front and rear gardens



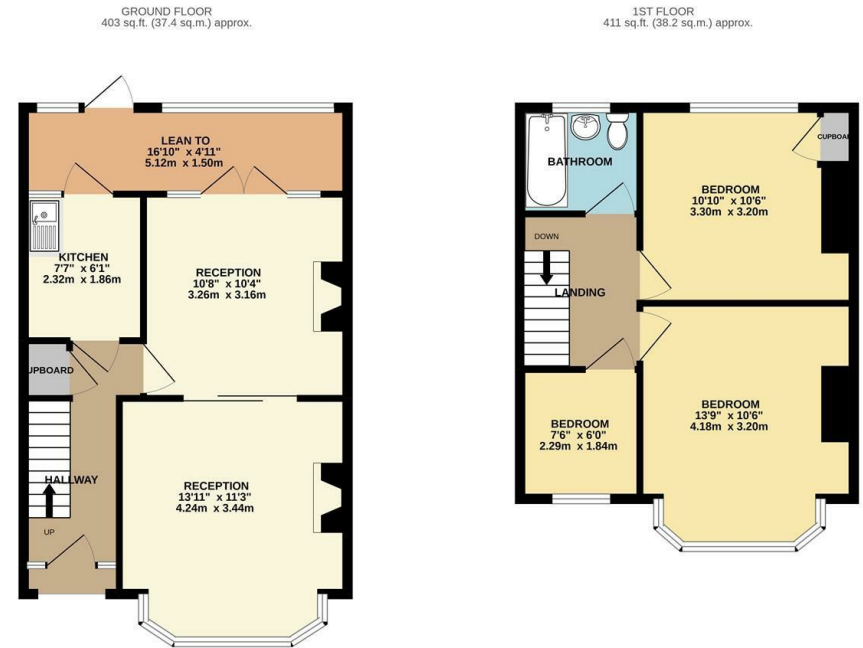


# New Park Avenue Palmers Green London N13 5ND

Tenure: Freehold  
Gross Internal Area: 814.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(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	



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) 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 is given as to their operability or efficiency can be given.  
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