



Rylston Road, Palmers Green, London, N13
£525,000 Freehold

Anthony Webb
ESTATE AGENTS

Rylston Road, Palmers Green, London, N13

Chain free 1930s built extended three bedroom end of terrace house requiring modernisation offering a through lounge, a kitchen/diner, ground floor wc off street parking and garden to rear.

Rylston Road is a quiet residential turning located between New Park Avenue 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 end of terrace house
- Through Lounge
- Extended kitchen/diner
- Ground floor w.c
- First floor bathroom
- Off street parking
- Rear garden





Rylston Road
 Palmers Green
 London
 N13 5NQ

Tenure: Freehold
 Gross Internal Area: 840.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(17-38) 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			
(82 plus) A			
(61-81) B			
(50-80) C			
(35-48) D			
(20-34) E			
(11-33) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
 020 8882 7888
 palmersgreen@anthonywebb.co.uk
 anthonywebb.co.uk

