



**Briar Close, Palmers Green, London, N13**  
**Chain Free £515,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Briar Close, Palmers Green, London, N13

A well presented extended three bedroom 1930's built house located in the popular New Park Estate offering a spacious through lounge with bay window, an extended fitted kitchen, two bath/shower rooms, two double bedrooms and one single bedroom, gas central heating, off street parking to front and well maintained garden to rear with garage/shed.

Briar Close is a quiet residential turning situated off Pembroke Road and is 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
- Through Lounge
- Fitted kitchen
- Rear extension
- Two bath/shower rooms
- Off street parking
- Rear garden





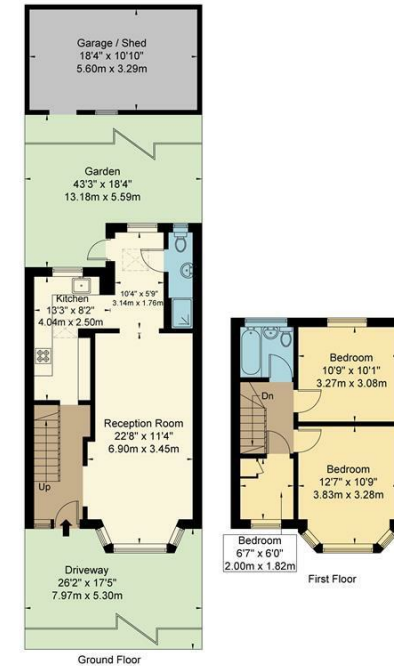
# Briar Close Palmers Green London N13 5NL

Tenure: Freehold  
Gross Internal Area: 877.00 sq ft



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 89        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 68                      |           |
| (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 |           |

**Briar Close, N13 5NL**  
Approx Gross Internal Area = 81.5 sq m / 877 sq ft  
Garage / Shed = 18.1 sq m / 194 sq ft  
Total = 99.6 sq m / 1071 sq ft



Ref

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