



Park Avenue, Palmers Green, London, N13
£949,995 Freehold

Anthony Webb
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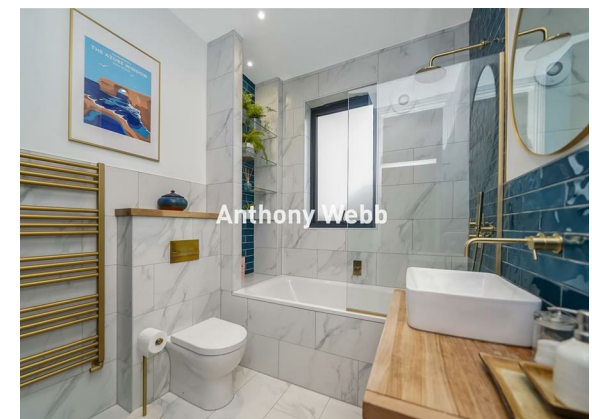
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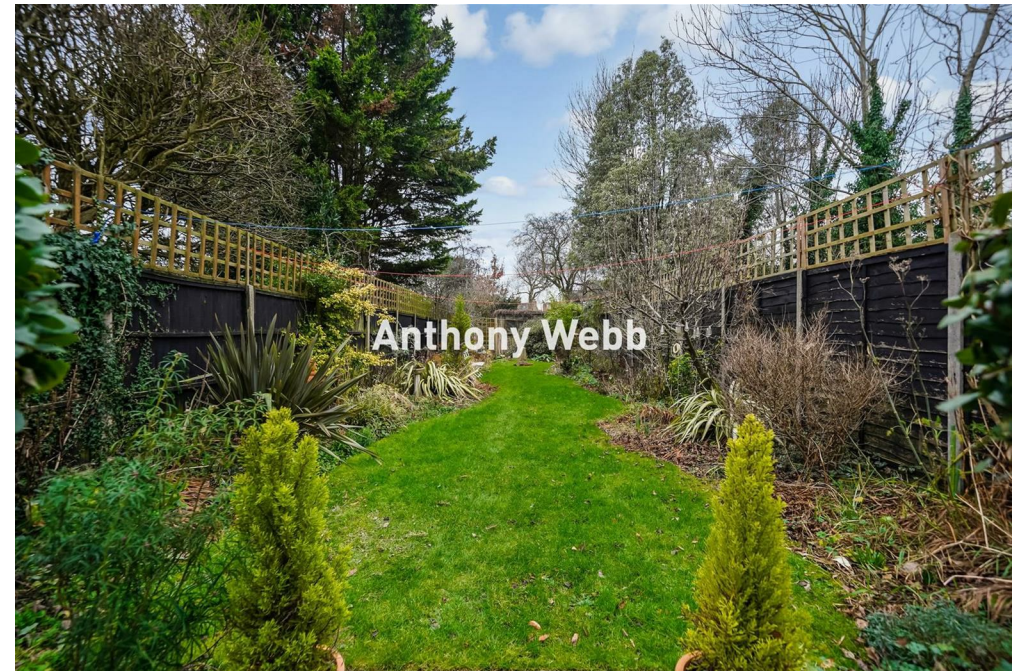
A beautifully presented and well proportioned Edwardian mid terrace family home offering a perfect blend of classic charm and modern living. Spanning an impressive 1,714 square feet over three floors, the property boasts four bedrooms, two spacious receptions, modern fitted kitchen, two modern well-designed bath/shower rooms, many period features including a tessellated tiled hallway/front path and expansive 114-foot south-facing rear garden.

Park Avenue is a popular residential turning located off Green Lanes a few minutes walk to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground is a short ride away via the W6 bus route. There are many green spaces nearby including Broomfield Park, Hazelwood recreational ground and the New River. Hazelwood Primary School is also a short walk away.

Enfield Council Tax Band E

- Five bedrooms
- Edwardian extended end of terrace house
- Living room with bay window
- Kitchen/diner/living space
- Three bath/shower rooms
- Utility area
- Many period features
- Front and south facing rear garden





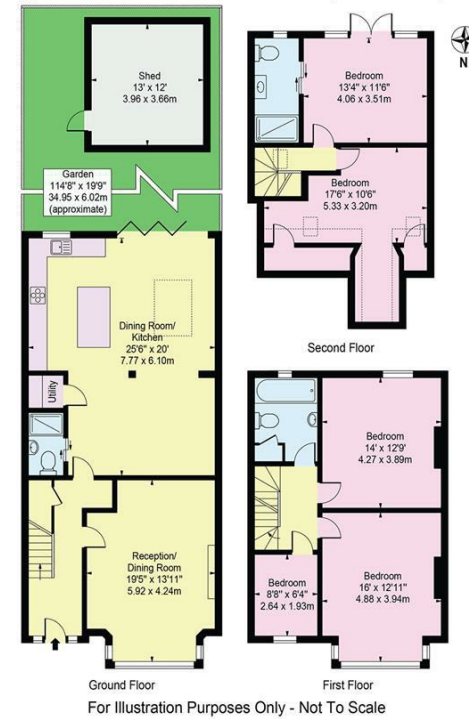
Park Avenue Palmers Green London N13 5PG

Tenure: Freehold
Gross Internal Area: 1864.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales EU Directive 2002/91/EC			

Park Avenue, N13
Approx. Gross Internal Area 1937 Sq Ft - 179.95 Sq M
(Including Restricted Height Area & Excluding Shed)
Approx. Gross Internal Area 1864 Sq Ft - 173.17 Sq M
(Excluding Restricted Height Area & Shed)
Approx. Gross Internal Area Of Shed 156 Sq Ft - 14.49 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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