



Ulster Gardens, Palmers Green, London, N13
£599,995 Freehold

Anthony Webb
ESTATE AGENTS

Ulster Gardens, Palmers Green, London, N13

Well presented 1930s built three bedroom terrace house offering a front reception, open plan modern kitchen/dining space, modern bathroom, off street parking, garage and 100ft rear garden.

Ulster Gardens is located off Munster Gardens and is within easy reach of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station and shops are a short bus ride away via the W6 bus which stops around the corner on Hedge Lane. Road links into London are excellent via the A10 and A406. There are many green spaces nearby including The New River and both Hazelwood and Tatum Park recreation grounds. There are several good primary schools within half a mile including Oakthorpe, Firs Farm and Hazelwood.

Council tax band E

- Three bedrooms
- 1930s terrace house
- Living room
- Open plan kitchen/diner
- Modern bathroom
- Off street parking to front
- Garage to rear
- 100ft rear garden



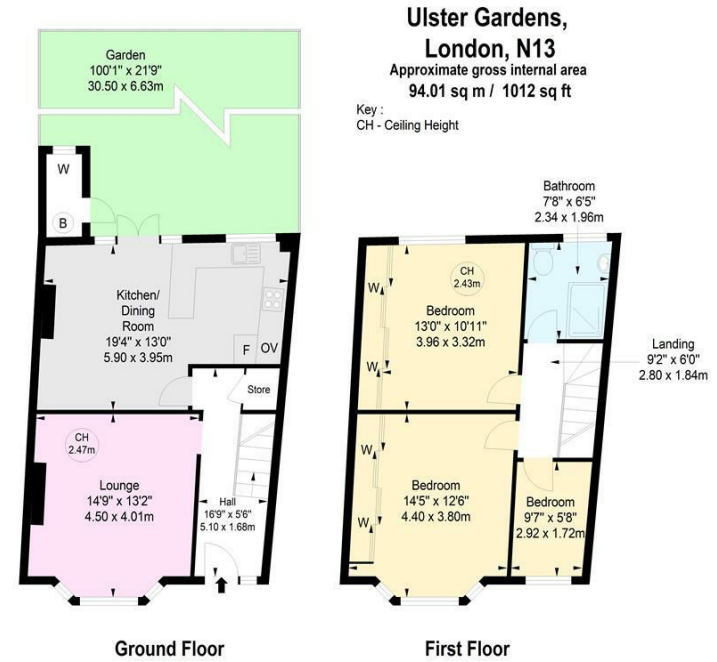


Ulster Gardens Palmers Green London N13 5DW

Tenure: Freehold
Gross Internal Area: 1012.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(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 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		



This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

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