



Park Avenue, Palmers Green, London, N13  
£875,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Park Avenue, Palmers Green, London, N13

A well presented 1911 built four bedroom Edwardian family home boasting a wealth of period features set over three floors and offering 1687 sq ft of well appointed living accommodation.

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.

Impressive frontage and front garden including a tiled path and Edwardian porch • Entrance hallway with original front door with art deco pattern glass and tessellated tiled floor • Spacious living room with large bay window with bespoke shutters and feature fireplace • Dining room with ceiling features, cast iron fireplace and door to garden • Kitchen/diner • Utility room and w.c • Bright and airy first floor landing • Two good side double bedrooms • Single bedroom/office • Family bathroom • Converted loft offers a further spacious double bedroom with eaves storage space and a modern shower room • A rear garden measuring 98ft x 21ft with timber shed/workshop.

- Four bedrooms
- Edwardian family home
- Two receptions
- Kitchen/diner
- Two bath/shower rooms
- Utility room+ground floor w.c
- Many original period features
- 98ft rear garden





# Park Avenue Palmers Green London N13 5PF

Tenure: Freehold  
Gross Internal Area: 1687.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1687 sq.ft. (156.7 sq.m.) approx.  
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