



St. Georges Road, London, N13  
Offers In Excess Of £799,995 Freehold

**Anthony Webb**  
ESTATE AGENTS

# St. Georges Road, London, N13

Newly refurbished four bedroom Edwardian linked semi-detached house offering over 1500sq ft of floor space with fantastic potential to create a wonderful period home.

St Georges Road is a quiet residential turning running between Fox Lane and Bourne Hill and is conveniently located for Palmers Green's shops, restaurants, bus routes and mainline station 30 mins into Moorgate. Southgate underground and bus station is a short ride away via the W9 bus route. Both Broomfield and Grovelands park are also within easy walking distance.

Original storm porch with stained glass windows • Original double inner doors • Hallway with original staircase • Front reception with ceiling features and large bay window • Rear reception with fireplace and French doors to garden • Spacious kitchen/diner with doors to side access and rear garden • First floor landing with access to loft space with potential to convert • Three double bedrooms • One single bedroom • Bathroom and separate w.c • 85ft approx rear garden..





# St. Georges Road London N13 4AT

Tenure: Freehold  
Gross Internal Area: 1514.00 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	

GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.

1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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