



Anthony Webb

Westminster Drive, Palmers Green, London, N13  
Chain Free £625,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Westminster Drive, Palmers Green, London, N13

A well presented 2002 built town house offering bright and airy living space over three floors. The property benefits from three good size bedrooms, two bath/shower rooms, kitchen/diner, integral garage, drive and private garden to rear.

Westminster Drive is a quiet cul de sac turning located off Powys Lane, conveniently positioned for both Palmers Green and Bounds Green's shops, restaurants, bus routes and mainline/tube station. Arnos and Broomfield parks are within easy walking distance as well as several good schools. There is also a private residents footpath that provides easy walking distance to Broomfield Park and the mainline station.

Enfield Council Tax Band E

- Three bedrooms
- 2002 built Townhouse
- Living room
- Kitchen/diner
- Guest w.c
- Two bath/shower rooms
- Integral garage+drive
- Rear garden





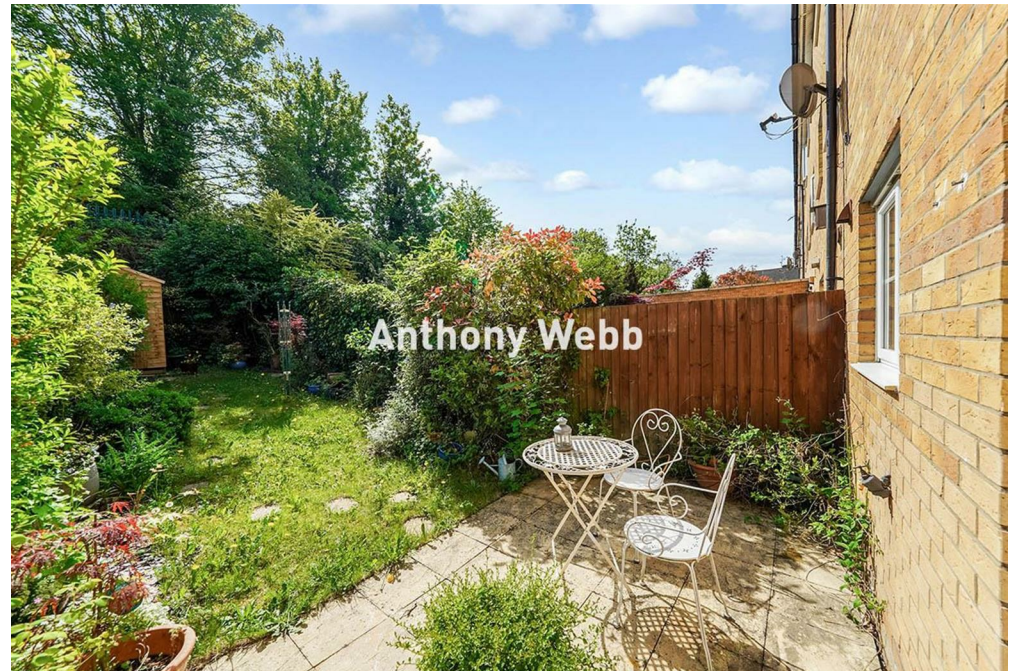
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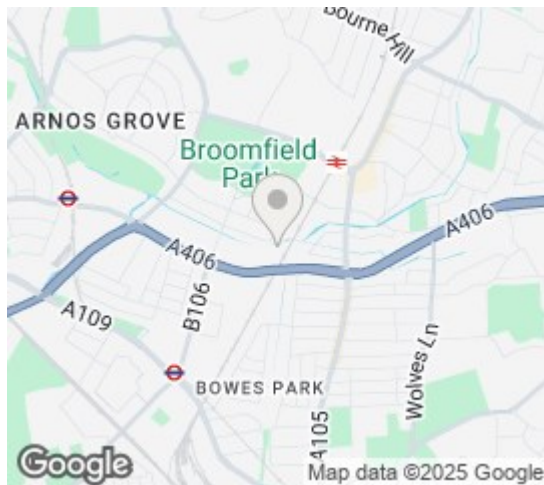
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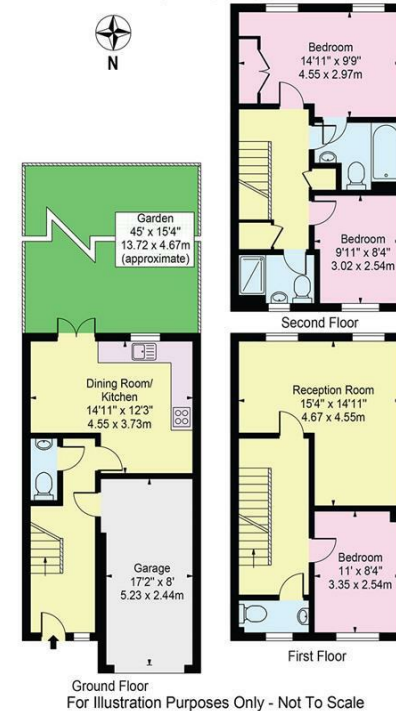
# Westminster Drive Palmers Green London N13 4NT

Tenure: Freehold  
Gross Internal Area: 1235.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		77	
(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 <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			

Westminster Drive,  
Palmers Green, N13 4NT  
Approx. Total Internal Area 1235 Sq Ft - 114.74 Sq M  
(Including Garage)  
Approx. Gross Internal Area 1079 Sq Ft - 100.24 Sq M  
(Excluding Garage)



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