



Anthony Webb

Park Avenue, Palmers Green, London, N13
£399,995 Leasehold

Anthony Webb
ESTATE AGENTS

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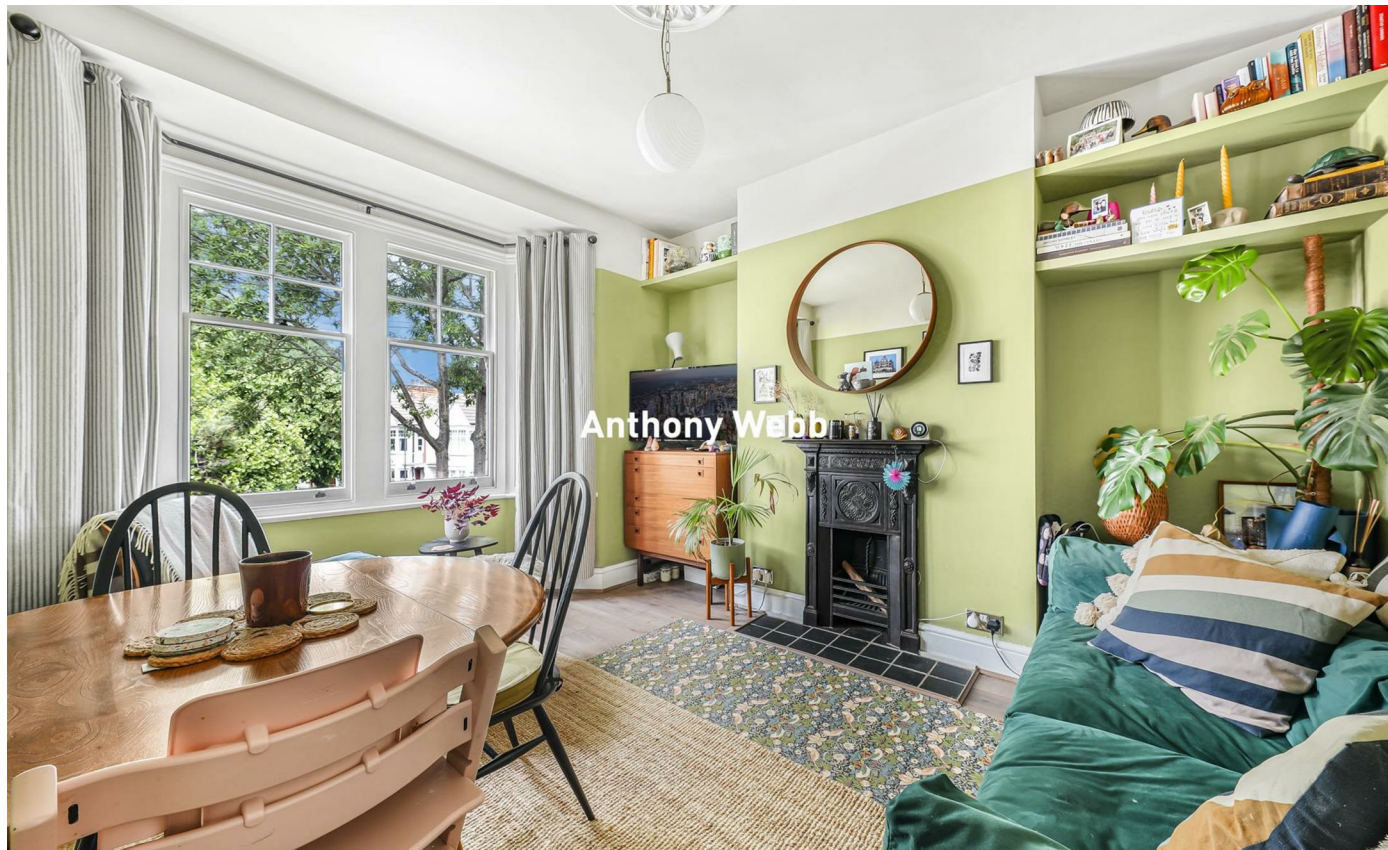
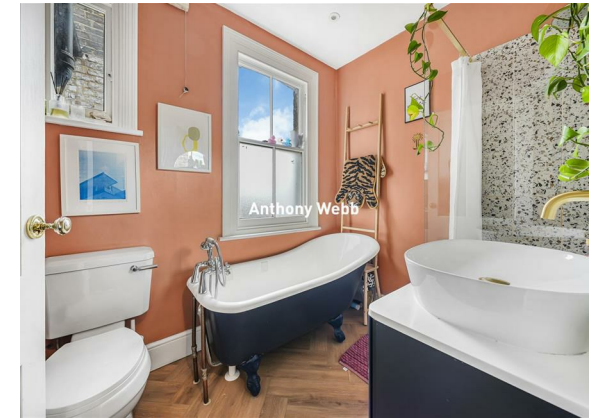
A beautifully presented two double bedroom garden flat occupying the entire first floor of this converted Edwardian property.

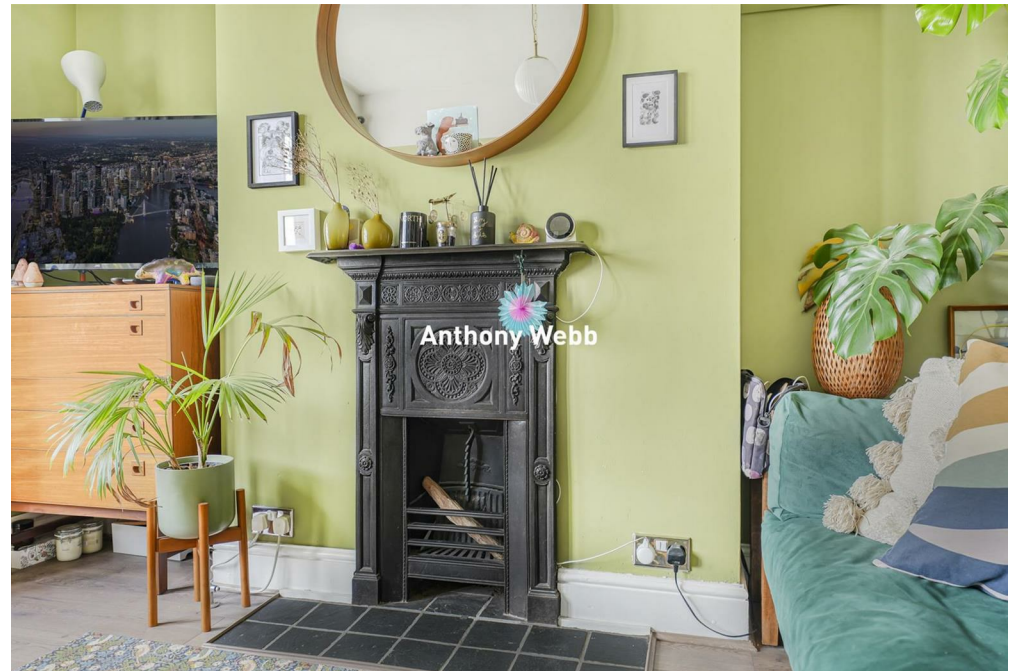
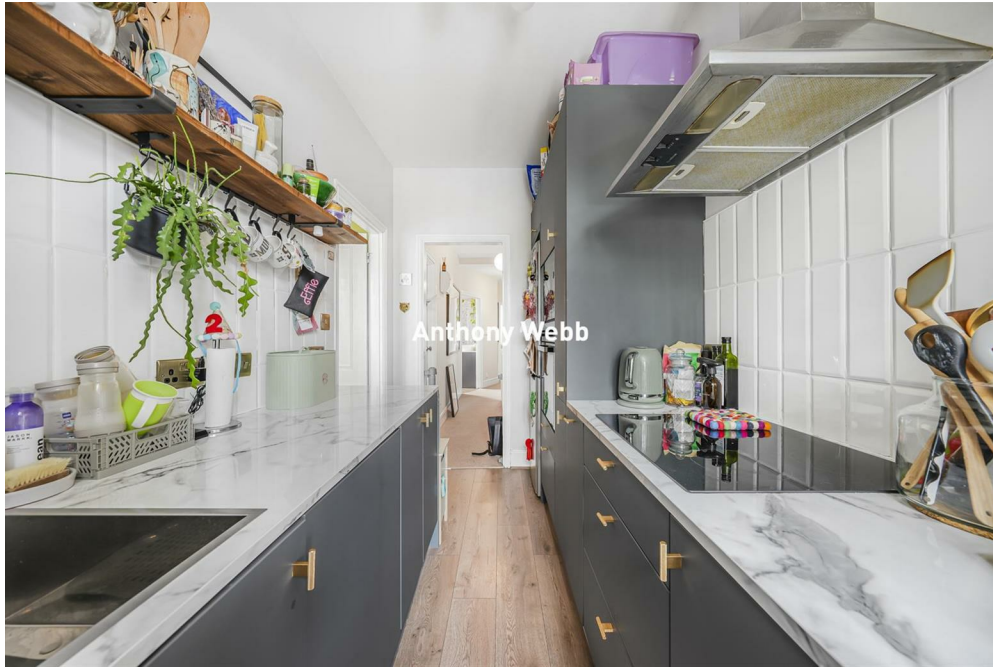
Park Avenue is ideally located off Green Lanes within easy walking distance to Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. There are several green spaces nearby including The New River, Hazelwood recreation ground and Broomfield Park.

Secure communal entrance • Spacious landing with access to loft storage space • Living room with bay window and feature fireplace • Fitted modern kitchen • Two double bedrooms • Contemporary bath/shower room with roll top bath and separate shower cubicle • Gas central heating with combination boiler • Own section of South facing rear garden accessed via a rear pathway.

Lease remaining- 93 years
Service charge- N/A
Ground rent- N/A
Enfield council tax band D

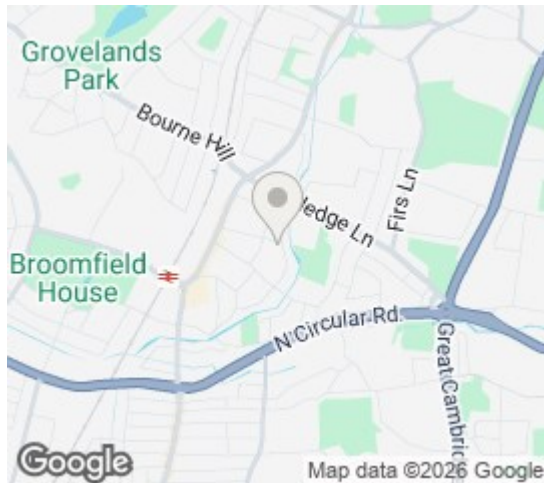
- First floor flat
- Two double bedrooms
- Modern kitchen
- Modern bath/shower room
- Close to the new river/ hazelwood recreational grounds
- Secure communal entrance
- Edwardian conversion
- Own rear section of garden





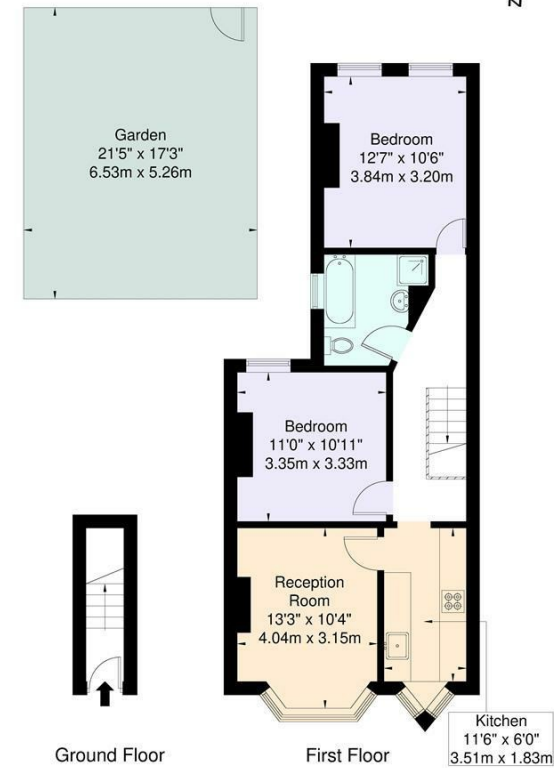
Park Avenue Palmers Green London N13 5PH

Tenure: Leasehold
Gross Internal Area: 661.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) 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			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-48) D			
(3-14) E			
(1-3) F			
(1-2) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Park Avenue, N13 5PH
Approximate Gross Internal Area = 61.5 sq m / 661 sq ft



For Illustration Purposes Only - Not To Scale

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