



Arnold Gardens, Palmers Green, London, N13
£625,000 Freehold

Arnold Gardens, Palmers Green, London, N13

A charming and well presented four bedroom 1920s period house offering just under 1500sq ft of bright and airy living space over three floors.

Arnold Gardens is a popular residential turning between Chimes Avenue and Oakthorpe Road and is within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Finsbury Park and Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also short walk away.

Front garden • Original front door to hallway • Living room with wood floor, feature fireplace and ceiling features • Dining room with wood floor, original dresser and French doors • Fitted galley kitchen • Utility area and guest w.c • First floor landing with stairs to second floor • Two good size double bedrooms • Single bedroom • Family bathroom • Converted loft offers a spacious double bedroom with eaves storage space and a modern shower room • Gas central heating • Mature rear garden measuring 35ft x 19ft.

Enfield Council Tax Band E

- Four bedrooms
- Extended terraced house
- Two receptions
- Galley kitchen
- Ground floor W.C
- Two bath/shower rooms
- Close to shops/station
- Front and rear gardens





Arnold Gardens
Palmers Green
London
N13 5JE

Tenure: Freehold
Gross Internal Area: 1478.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(54-54) E		
(47-53) F		
(1-46) 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		
(59-80) C		
(55-58) D		
(54-54) E		
(47-53) F		
(1-46) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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Approx. Gross Internal Area = 137.3 sq m / 1478 sq ft



Ref

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PLAN

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348 Green Lanes, Palmer's Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS