

TO LET

- Three double bedrooms
- Edwardian terrace house
- Two receptions
- Modern kitchen/diner
- Modern bathroom
- Wood/tile floors
- Double glazing/gas central heating
- Front and rear gardens



Park Avenue, Palmers Green, London, N13
Chain Free £700,000

Anthony Webb
ESTATE AGENTS

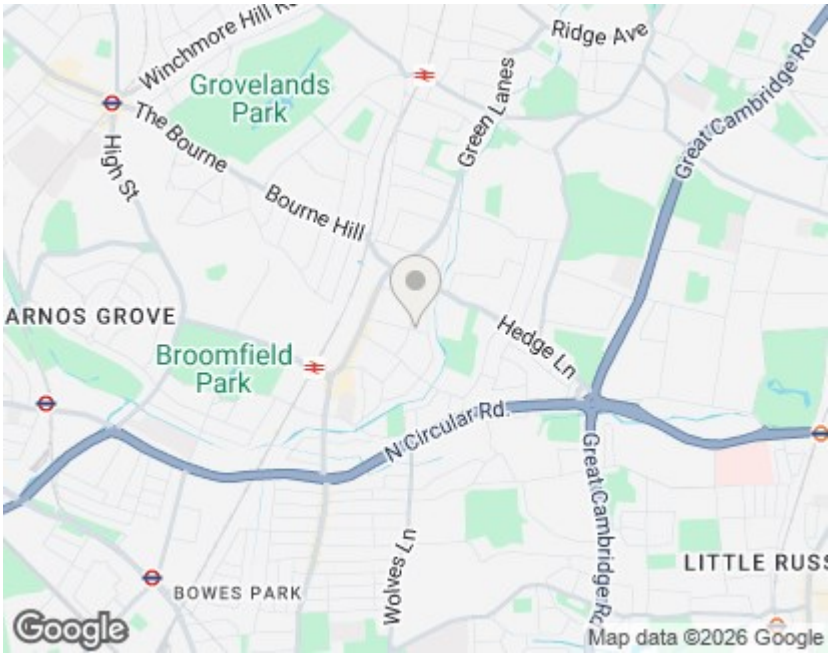
Park Avenue, Palmers Green, London, N13

A chain free Edwardian three double bedroom, two reception family home offering 1200sq ft of well appointed living space over two spacious floors.

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.

Front garden • Hallway • Front reception with bay window • Modern Kitchen/diner • Rear reception with doors to garden • Spacious first floor landing with access to loft space (with potential to convert) • Full width principle bedroom with bay window • Two further double bedrooms • Modern family bathroom • Double glazing • Gas central heating • Wood/tiled floors throughout • Rear garden measuring 70ft x 18ft approx.

Council Tax band E
Advertising photos shown were taken prior to current tenancy commencing in 2021.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		68
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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