



**The Grove, Palmers Green, London, N13**  
**£825,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# The Grove, Palmers Green, London, N13

A beautifully presented Edwardian extended four bedroom family home offering a fantastic blend of contemporary and period living. The property offers bright and airy accommodation over three floors with rear garden and off street parking.

The Grove is a most desirable residential turning located between Hazelwood Lane and Riverway. The property is a short walk to Green Lanes shops, restaurants and Palmers Green mainline station into Moorgate. Green spaces are well catered for with Broomfield Park, Hazelwood recreation ground and The New River within a few minutes walk. The property falls within the Hazelwood Primary School catchment area.

Modern front door leading to hallway with original tessellated tiled hallway • Ground floor guest w.c • Spacious through lounge with large bay window to front with bespoke shutters and French doors to garden • Extended modern fitted kitchen • The first floor consists of two double bedrooms with bay windows • Single bedroom • Modern family bathroom • The converted loft offers a spacious double bedroom with eaves space and a modern bath/shower room • Gas central heating • Off street parking • Garden to rear measuring approx. 68ft x 18ft.

Enfield Council Tax Band E

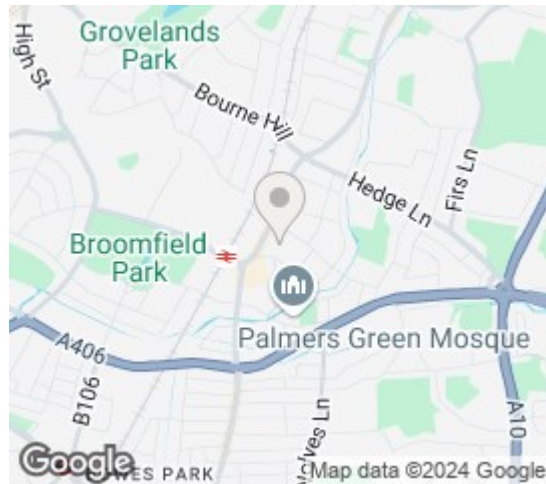
- Four bedrooms
- Edwardian terrace home
- Through Lounge
- Extended modern kitchen
- Two bathrooms + guest w.c
- Many original features
- Off street parking
- Rear garden





# The Grove Palmers Green London N13 5JR

Tenure: Freehold  
Gross Internal Area: 1518.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			61
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-38) D			
(1-14) E			
(1-14) F			
(1-14) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1518sq.ft. (141.0 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 is given as to their operability or efficiency can be given.  
Made with Metropix ©2024

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

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