



Avondale Road, Palmers Green, London, N13  
£359,995 Leasehold

**Anthony Webb**  
ESTATE AGENTS



# Avondale Road, Palmers Green, London, N13

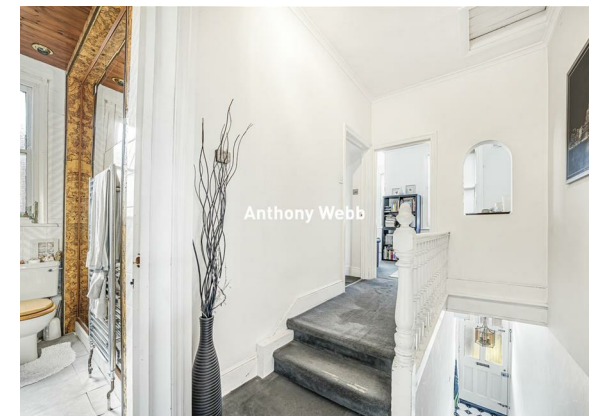
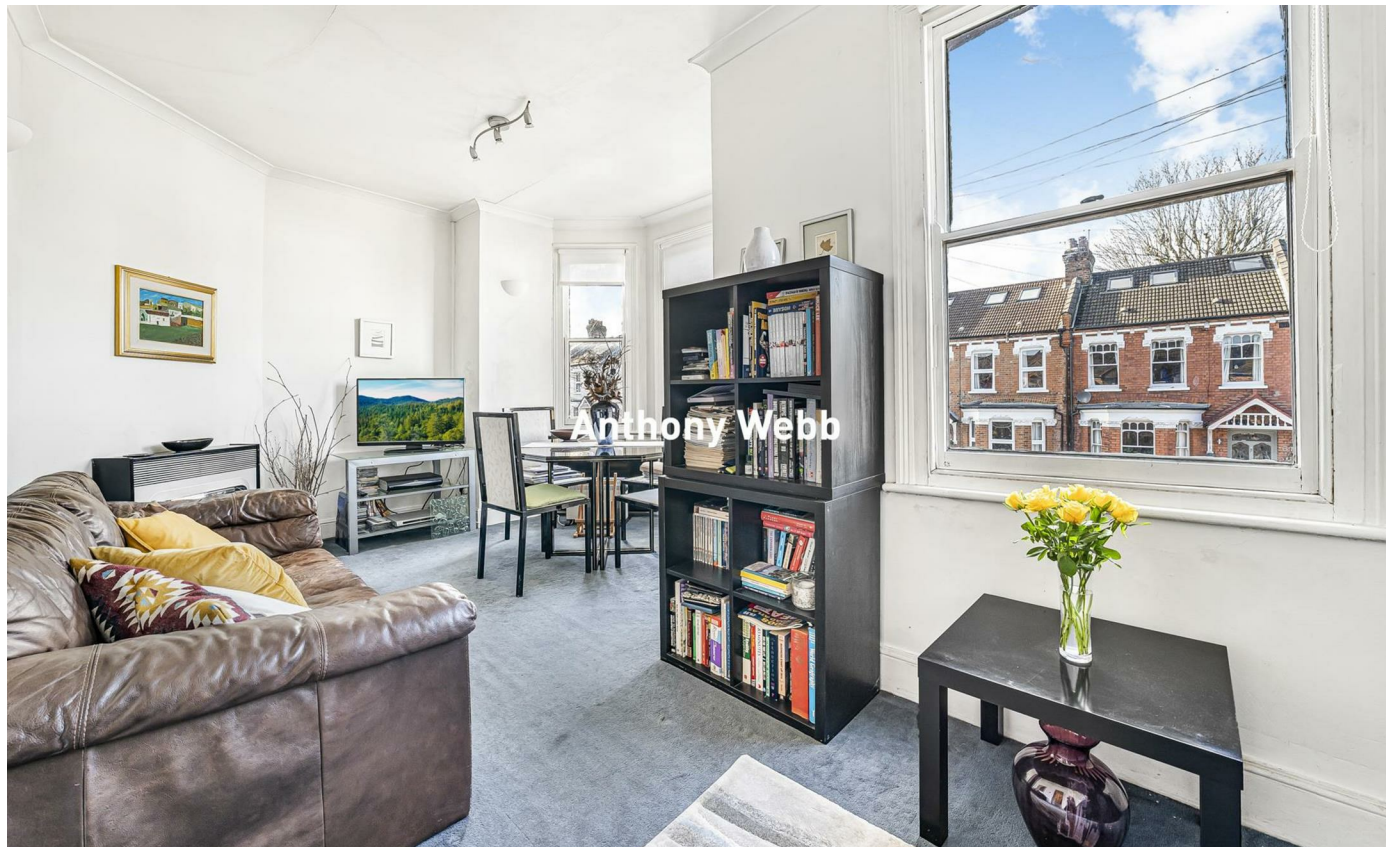
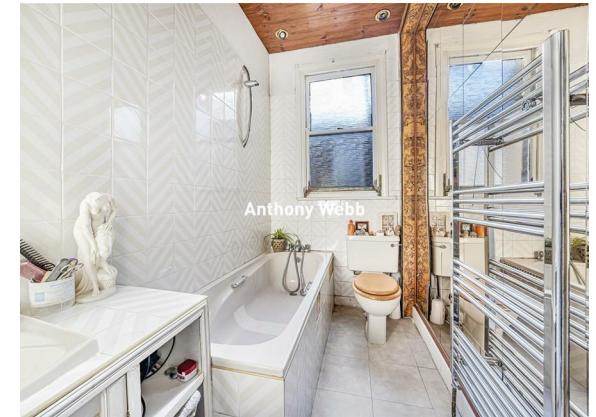
A maisonette with its own private entrance offering 793sq ft of living space occupying the entire first floor of this Victorian style building. the property offers a good size living room, two double bedrooms, two bath/shower rooms and its own private rear garden. The property requires modernisation throughout.

Avondale Road is a popular residential turning close to both Palmers Green and Winchmore Hills shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is a short ride away via the W6 bus route. There are many green spaces nearby including Broomfield Park and Grovelands Park.

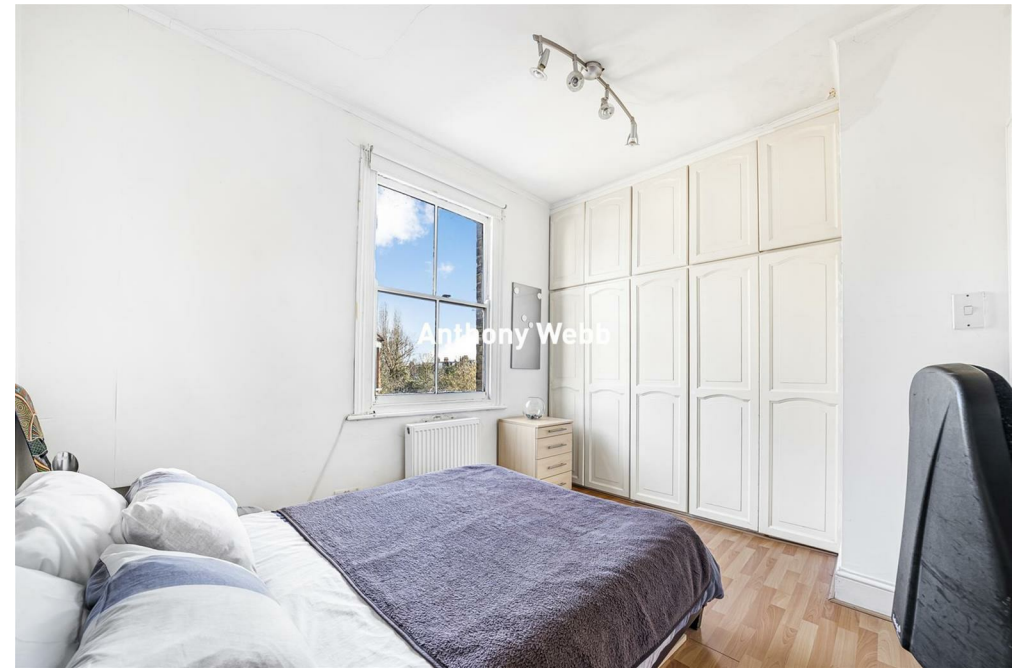
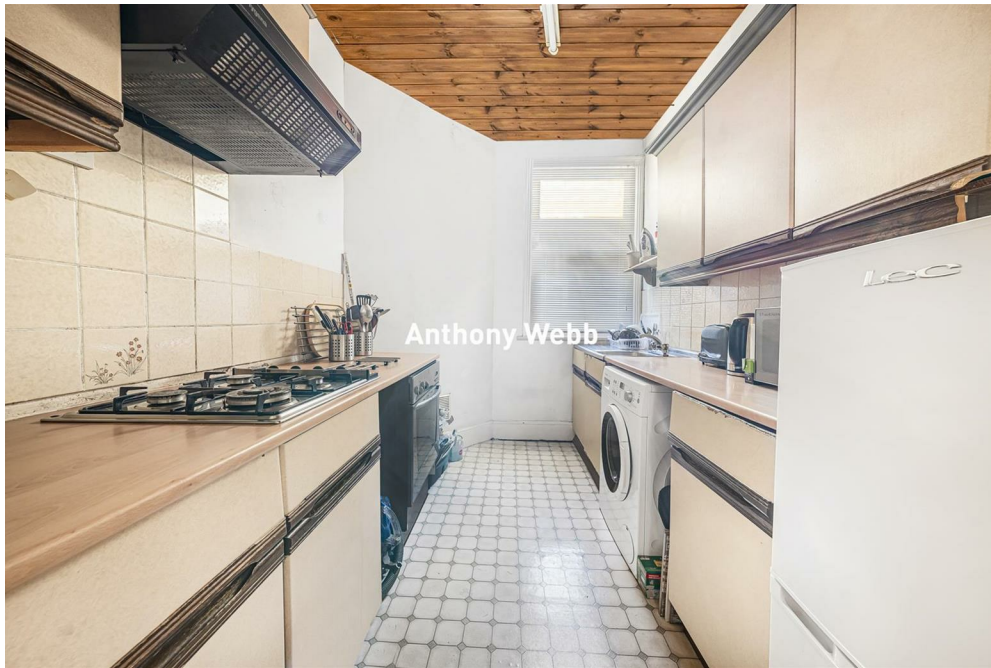
Own front door • Stairs to first floor landing with loft access • Spacious reception room with bay window • Galley kitchen • Double bedroom with fitted wardrobes and en-suite shower room • Second double bedroom • Bathroom • Private rear garden accessed directly from the property.

Remaining lease-139 years  
Ground rent-peppercorn  
Service charges-N/A  
Enfield Council tax band C

- First floor Maisonette
- Two double bedrooms
- Reception/diner
- Galley kitchen
- Two bath/shower rooms
- Loft storage space
- Own front door
- Private rear garden





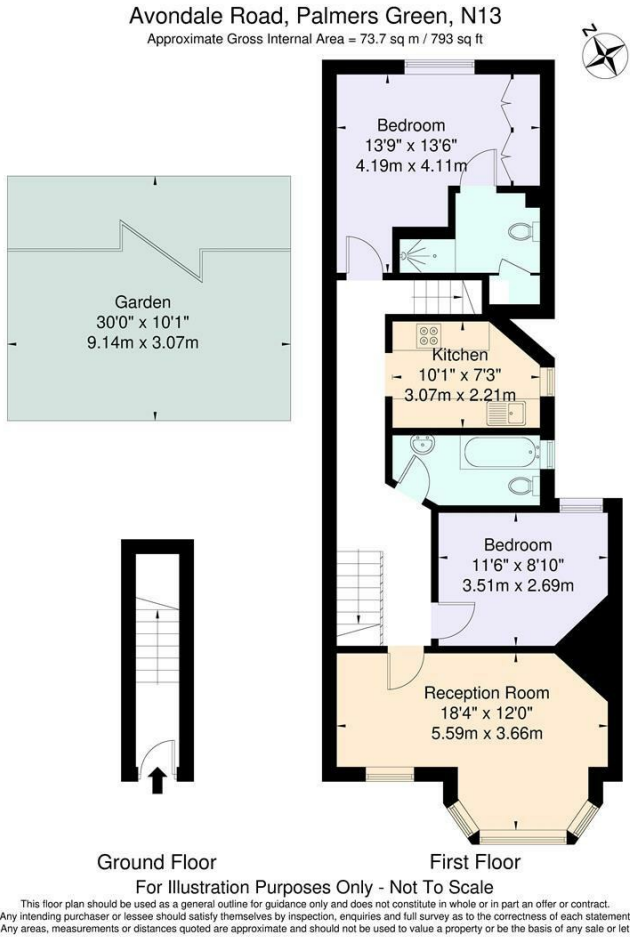


Avondale Road  
Palmers Green  
London  
N13 4DU

Tenure: Leasehold  
Gross Internal Area: 793.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		74
(61-81) B		
(50-60) C		53
(39-48) D		
(29-38) E		
(19-28) F		
(1-18) 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		
(50-60) C		
(39-48) D		
(29-38) E		
(19-28) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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