



**New Park Avenue, Palmers Green, London, N13**  
**£550,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# New Park Avenue, Palmers Green, London, N13

Well presented and larger than average three bedroom 1930's built terrace house offering two receptions, conservatory, two shower rooms, off street parking and rear garden.

New Park Avenue is a quiet residential turning located between Firs Lane and The Fairway within easy reach of local shops and Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm Wetlands park and popular primary school are also a short walk away.

Hallway with original stained glass window • Living room with bay window and decorative gas fire in stone fireplace • Dining room opening to conservatory • Galley kitchen with tiled floor • Conservatory with tiled floor and doors to garden • Modern ground floor shower room • First floor landing with access to loft (potential to convert) • Two good size double bedrooms • One single bedroom • Modern first floor shower room • Gas central heating with modern combination boiler • Double glazing • New block paved drive to front for two cars • Rear garden measuring 37ft x 19ft.

- Three bedrooms
- 1930s built house
- Two receptions
- Galley kitchen
- Conservatory
- Two modern shower rooms
- Off street parking
- Rear garden





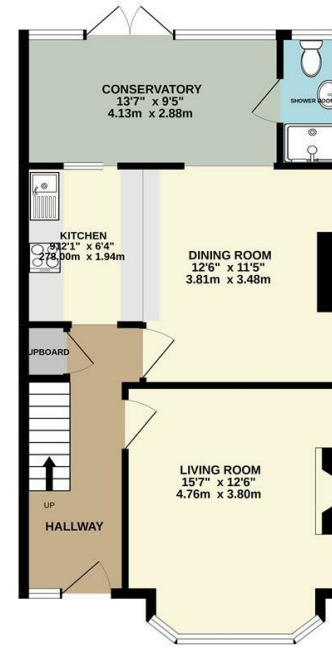
# New Park Avenue Palmers Green London N13 5NA

Tenure: Freehold  
Gross Internal Area: 1172.00 sq ft

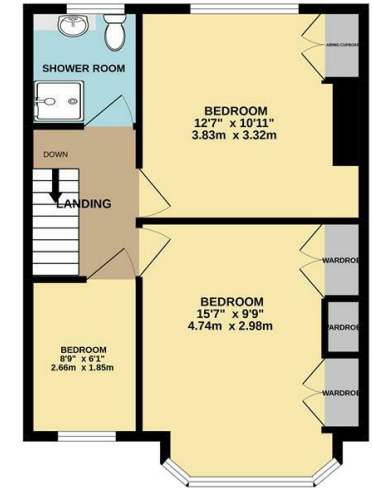


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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 as to their operability or efficiency can be given.  
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