



**Belsize Avenue, Palmers Green, London, N13**  
**£685,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Belsize Avenue, Palmers Green, London, N13

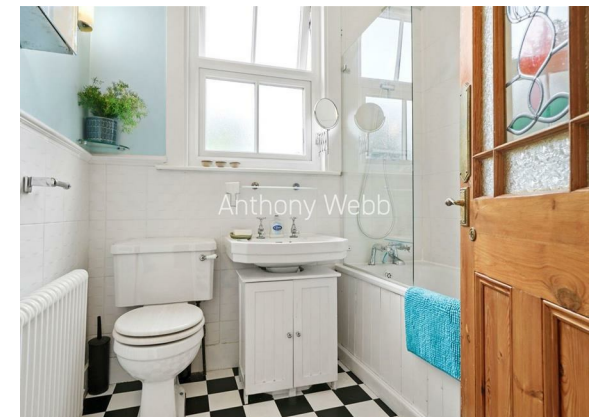
Beautifully presented three bedroom Victorian period house built in 1897 offering nearly 1100 sq. ft of well appointed living space over two floors.

Belsize Avenue is a popular residential turning located off Green Lanes within a few moments walk to Palmers Green's wealth of shops, cafes, restaurants and several stations including Bowes Park mainline station. Wood Greens shopping city and underground station are also a short bus ride away.

Well maintained front garden to original storm porch and front door • Period style tiled hallway with picture/dado rails and decorative period wood work • Spacious living room with bay window, feature fireplace and wood floor • Open plan kitchen/dining room with feature fireplace, wood floor and doors to garden • Modern kitchen units with wood works surfaces • Extended utility room with guest w.c • First floor landing with access to loft space with potential to convert • Two double bedrooms both with feature fireplaces and wood floors • Good size single bedroom • Family bathroom • 55ft x 20ft approx. rear garden with decked, paved and lawn areas plus a summer house.

Enfield Council Tax band E

- Three bedrooms
- Victorian terrace house
- Living room
- Open plan kitchen/dining space
- Extended utility/w.c
- Many period features
- Front and rear gardens
- Close to shops/station





# Belsize Avenue Palmers Green London N13 4TJ

Tenure: Freehold  
Gross Internal Area: 1097.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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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