



**The Rowans, Palmers Green, London, N13**  
**£675,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# The Rowans, Palmers Green, London, N13

A beautifully presented semi detached 1930s built three bedroom house offering a spacious living room, modern open plan kitchen/diner, modern shower room, conservatory, off street parking and garage to rear.

The Rowans is a quiet residential cul-de-sac turning located off Ash Grove and close to Palmers Green shops, restaurants, bus routes and mainline station into Moorgate. Southgate high road and underground station are also a short ride away via the W6 bus route. There are various green spaces nearby including Hazelwood recreation ground, Firs Farm Wetlands and the New River Path.

- Three bedrooms
- 1930s built semi-detached house
- Two receptions
- Modern kitchen
- Modern conservatory
- Modern Shower room
- Garage to rear and off street parking to front
- Private rear garden





# The Rowans Palmers Green London N13 5AD

Tenure: Freehold  
Gross Internal Area: 1366.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	

**6 The Rowans N13 5AD**  
Approximate gross Internal Area  
126.8 sq m / 1366 sq ft



This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

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