



**New River Crescent, Palmers Green, N13**  
**Offers In Excess Of £800,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# New River Crescent, Palmers Green, N13

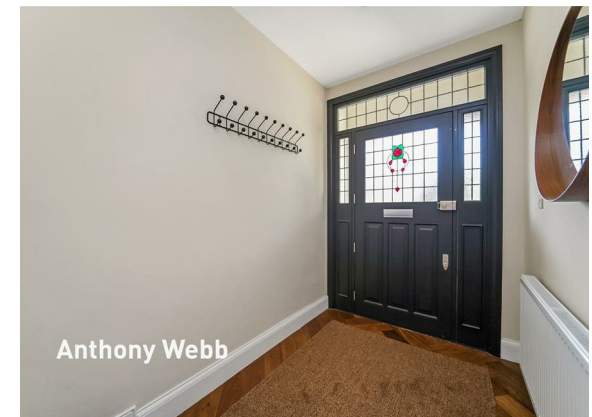
A CHAIN FREE, well presented, spacious three bedroom Edwardian family home offering 1439 sq ft of bright and open living space across two floors.

New River Crescent is situated between Hazelwood Lane and Hedge Lane and is ideally located for Palmers Green shops, restaurants and transport links, ideal for those who need easy access into central London. Hazelwood primary school and The New River and Hazelwood recreation ground are only a short walk away.

Attractive stained glass front door. Spacious living room with bay windows. Large modern open plan kitchen / living room with bifold doors leading to the rear garden. Separate dining room. Herringbone wooden floors to ground floor. 60ft westerly facing rear garden with decked patio area. Two modern bathrooms. Ornate fireplaces in the largest two bedrooms.

Enfield council Tax Band - E

- Chain Free
- Three Bedrooms
- Attractive stained glass front door
- Open plan kitchen/living area
- Two further reception rooms
- Herringbone wooden floors to ground floor
- 60ft westerly facing rear garden with decked patio area





Anthony Webb



Anthony Webb



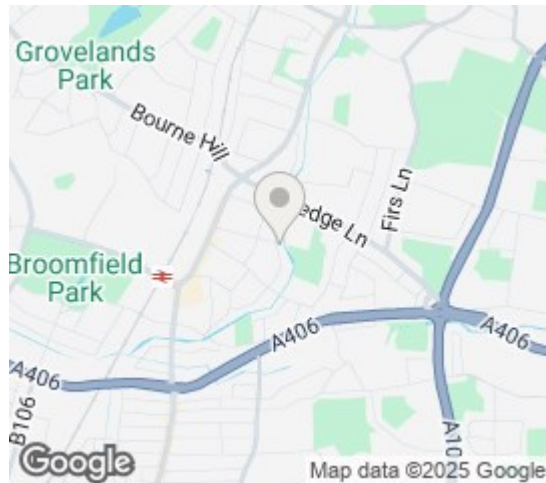
Anthony Webb



Anthony Webb

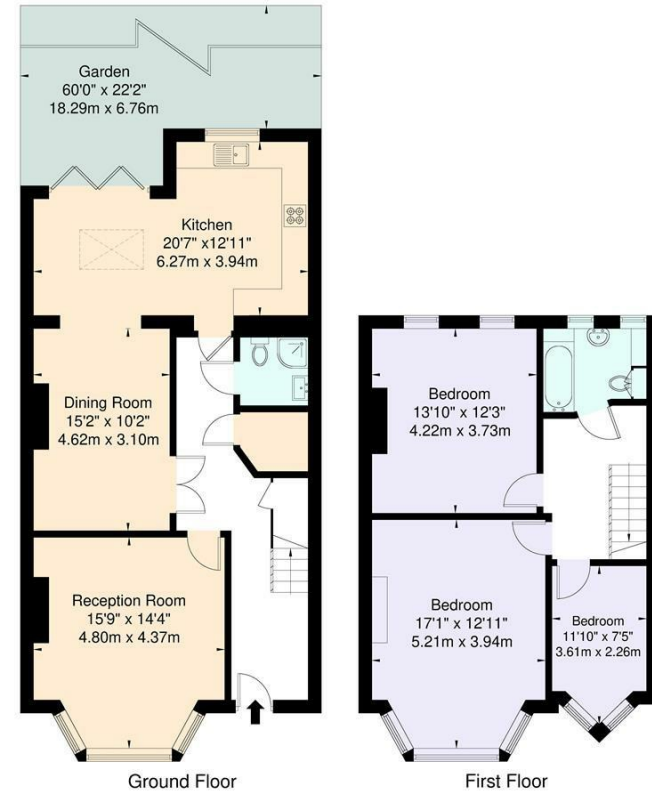
# New River Crescent Palmers Green N13 5RF

Tenure: Freehold  
Gross Internal Area: 1439.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

New River Crescent, N13  
Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

**Anthony Webb**  
ESTATE AGENTS