



Park Avenue, Palmers Green, London, N13  
£875,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Park Avenue, Palmers Green, London, N13

A well presented 1911 built four bedroom Edwardian family home boasting a wealth of period features set over three floors and offering 1687 sq ft of well appointed living accommodation.

Park Avenue is a popular residential turning located off Green Lanes a few minutes walk to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground is a short ride away via the W6 bus route. There are many green spaces nearby including Broomfield Park, Hazelwood recreational ground and the New River. Hazelwood Primary School is also a short walk away.

Impressive frontage and front garden including a tiled path and Edwardian porch • Entrance hallway with original front door with art deco pattern glass and tessellated tiled floor • Spacious living room with large bay window with bespoke shutters and feature fireplace • Dining room with ceiling features, cast iron fireplace and door to garden • Kitchen/diner • Utility room and w.c • Bright and airy first floor landing • Two good side double bedrooms • Single bedroom/office • Family bathroom • Converted loft offers a further spacious double bedroom with eaves storage space and a modern shower room • A rear garden measuring 98ft x 21ft with timber shed/workshop.

- Four bedrooms
- Edwardian family home
- Two receptions
- Kitchen/diner
- Two bath/shower rooms
- Utility room+ground floor w.c
- Many original period features
- 98ft rear garden





# Park Avenue Palmers Green London N13 5PF

Tenure: Freehold  
Gross Internal Area: 1687.00 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	



TOTAL FLOOR AREA: 1687 sq.ft. (156.7 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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