



**Munster Gardens, Palmers Green, London, N13**  
**Chain Free £675,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Munster Gardens, Palmers Green, London, N13

A well presented and extended 1930s built five bedroom end of terrace house offering in excess of 1700sq ft of bright and airy living space over three floors.

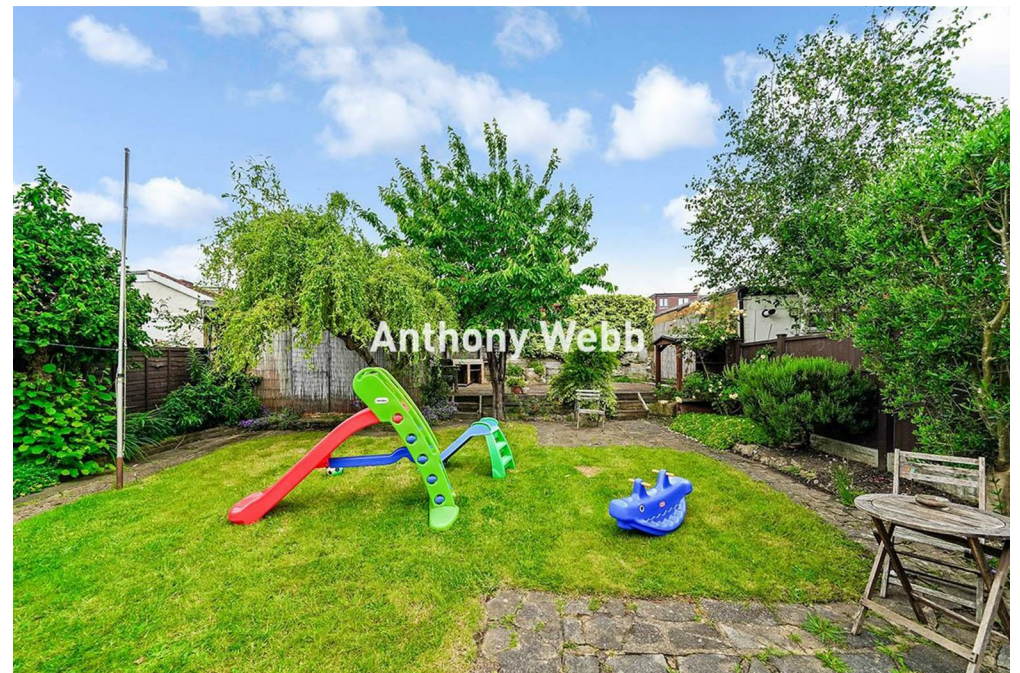
Munster Gardens is a popular residential turning located off Hedge Lane within easy reach of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is also a short ride away via the W9 bus route.

The property consists of a spacious hallway, 38ft through lounge, a kitchen/diner with granite work surfaces, side utility/storage area with modern shower room, first floor spacious modern bathroom, three bedrooms on first floor with two further bedrooms via a loft conversion, double glazing, 20ft x 14ft double garage/workshop via rear access way, off street parking to front for several cars and 55ft x 35ft well maintained rear garden.

Council tax band E

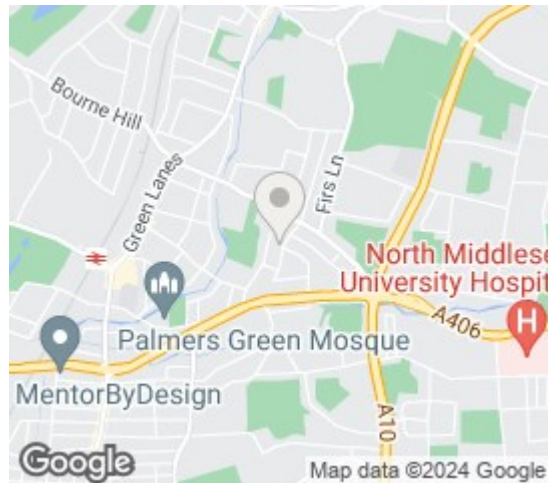
- Five bedrooms
- 1930s Built end of terrace house
- Through Lounge
- Extended kitchen/diner
- Ground floor utility/shower room
- Double glazing/gas central heating
- Off street parking and garage to rear
- Rear garden





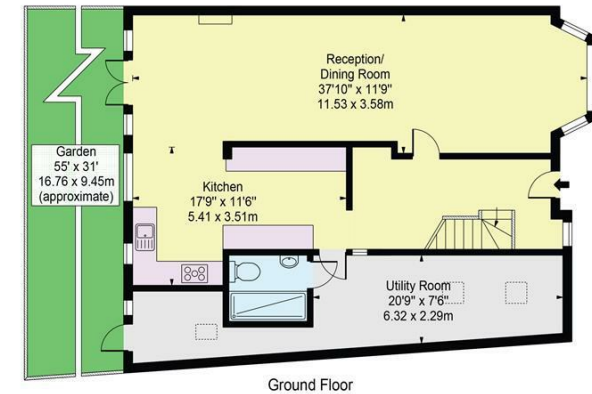
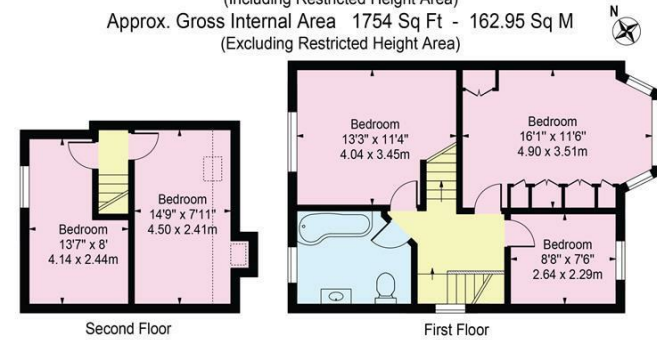
# Munster Gardens Palmers Green London N13 5DU

Tenure: Freehold  
Gross Internal Area: 1754.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(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			39
(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	

Munster Gardens, N13 5DU  
Approx. Total Internal Area 1779 Sq Ft - 165.27 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 1754 Sq Ft - 162.95 Sq M  
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

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