



Arnold Gardens, Palmers Green, London, N13
£625,000 Freehold

Anthony Webb
ESTATE AGENTS

Arnold Gardens, Palmers Green, London, N13

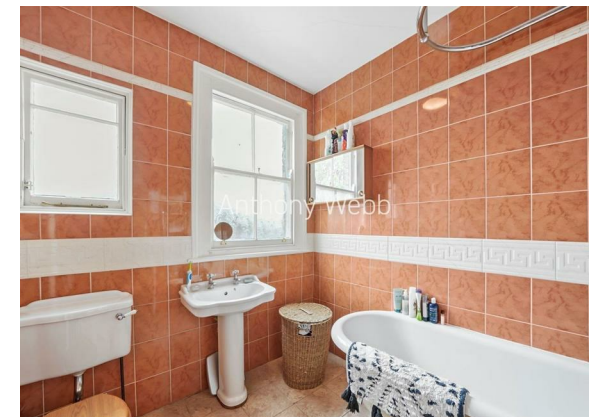
A charming and well presented four bedroom 1920s period house offering just under 1500sq ft of bright and airy living space over three floors.

Arnold Gardens is a popular residential turning between Chimes Avenue and Oakthorpe Road and is within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Finsbury Park and Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also short walk away.

Front garden • Original front door to hallway • Living room with wood floor, feature fireplace and ceiling features • Dining room with wood floor, original dresser and French doors • Fitted galley kitchen • Utility area and guest w.c • First floor landing with stairs to second floor • Two good size double bedrooms • Single bedroom • Family bathroom • Converted loft offers a spacious double bedroom with eaves storage space and a modern shower room • Gas central heating • Mature rear garden measuring 35ft x 19ft.

Enfield Council Tax Band E

- Four bedrooms
- Extended terraced house
- Two receptions
- Galley kitchen
- Ground floor W.C
- Two bath/shower rooms
- Close to shops/station
- Front and rear gardens





Arnold Gardens Palmers Green London N13 5JE

Tenure: Freehold
Gross Internal Area: 1478.00 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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Approx. Gross Internal Area = 137.3 sq m / 1478 sq ft



Ref

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