



**Briar Close, Palmers Green, London, N13**  
**Chain Free £515,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Briar Close, Palmers Green, London, N13

A well presented extended three bedroom 1930's built house located in the popular New Park Estate offering a spacious through lounge with bay window, an extended fitted kitchen, two bath/shower rooms, two double bedrooms and one single bedroom, gas central heating, off street parking to front and well maintained garden to rear with garage/shed.

Briar Close is a quiet residential turning situated off Pembroke Road and is within easy reach of local shops and Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm Wetlands park and popular primary school are also a short walk away.

Enfield Council Tax Band E

- Three bedrooms
- 1930s built terrace house
- Through Lounge
- Fitted kitchen
- Rear extension
- Two bath/shower rooms
- Off street parking
- Rear garden





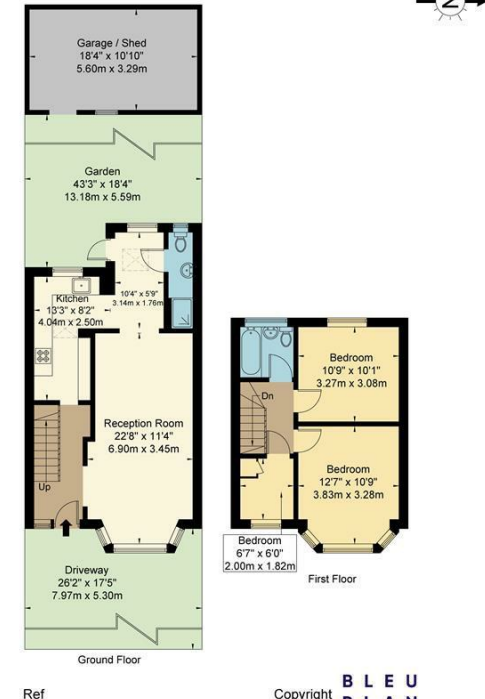
# Briar Close Palmers Green London N13 5NL

Tenure: Freehold  
Gross Internal Area: 877.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
(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			

**Briar Close, N13 5NL**  
Approx Gross Internal Area = 81.5 sq m / 877 sq ft  
Garage / Shed = 18.1 sq m / 194 sq ft  
Total = 99.6 sq m / 1071 sq ft



Ref  
Copyright BLEU PLAN  
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright @ BLEUPLAN

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