



New Park Avenue, Palmers Green, London, N13
£519,000 Freehold

Anthony Webb
ESTATE AGENTS

New Park Avenue, Palmers Green, London, N13

A 1930's style three bedroom terrace property offering a spacious through lounge, fitted kitchen, garage, off street parking for two cars and south facing rear garden.

New Park Avenue is a quiet residential turning located between Firs Lane and The Fairway 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. There are also excellent road links into London and beyond via the A10 and A406.

Hallway • Through lounge with bay window and sliding doors to garden • Fitted galley kitchen with door to garden • Landing with access to loft space with potential to convert • Bathroom • Two good size double bedrooms • Single bedroom • Double glazing • Gas central heating • Paved off street parking to front • Rear garage • South facing rear garden with door to rear access way.

Enfield Council Tax Band E

- Three bedrooms
- 1930s built terrace house
- Through Lounge
- Galley kitchen
- First floor bathroom
- Garage to rear
- Off street parking for two cars
- South facing rear garden





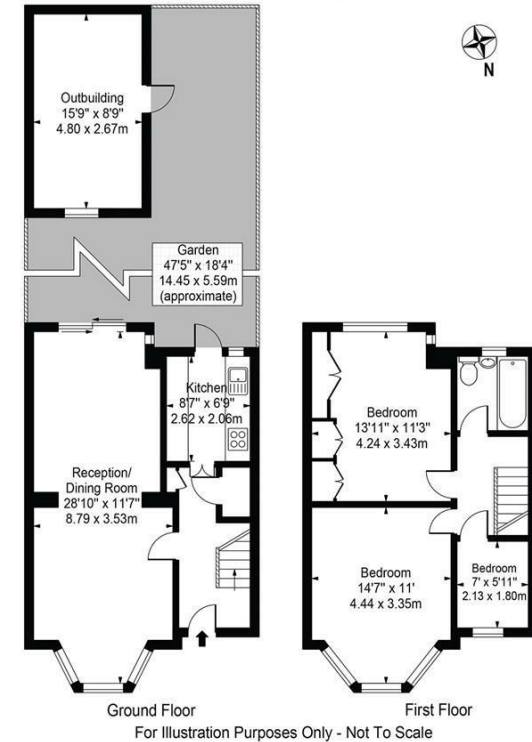
New Park Avenue Palmers Green London N13 5NA

Tenure: Freehold
Gross Internal Area: 818.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		69	
(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			

New Park Avenue, N13 5NA
Approx. Gross Internal Area 867 Sq Ft - 80.55 Sq M
(Excluding Outbuilding)
Approx. Gross Internal Area Of Outbuilding 138 Sq Ft - 12.82 Sq M



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, searches, 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