



North Circular Road, Palmers Green, London, N13  
Chain Free £475,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# North Circular Road, Palmers Green, London, N13

## FULL MODERNISATION REQUIRED.

An extended three bedroom 1930s built end of terrace CHAIN FREE house offering over 1200 sq ft of living space including two receptions, first floor wet room, shared drive, single garage and front/rear gardens.

The property is located on the North Circular Road and has various bus routes to Silver Street and Palmers Green mainline stations and Wood Green underground station. The A10 and A406 provide excellent road links into London and beyond.

Front garden • Hallway • Through lounge with bay window, fireplace and disable lift to first floor • Galley kitchen leading to rear a rear extension and w.c • First floor landing with access to loft with potential to convert • First floor wet room • Two good size double bedrooms • One single bedroom • Double glazing • Gas central heating • dilapidated garage via a shared drive • Rear garden measuring 80ft approx.

- Three bedrooms
- End of terrace house
- Through lounge
- Rear extension/w.c
- Galley Kitchen
- First floor wet room
- Shared drive+garage
- Rear garden



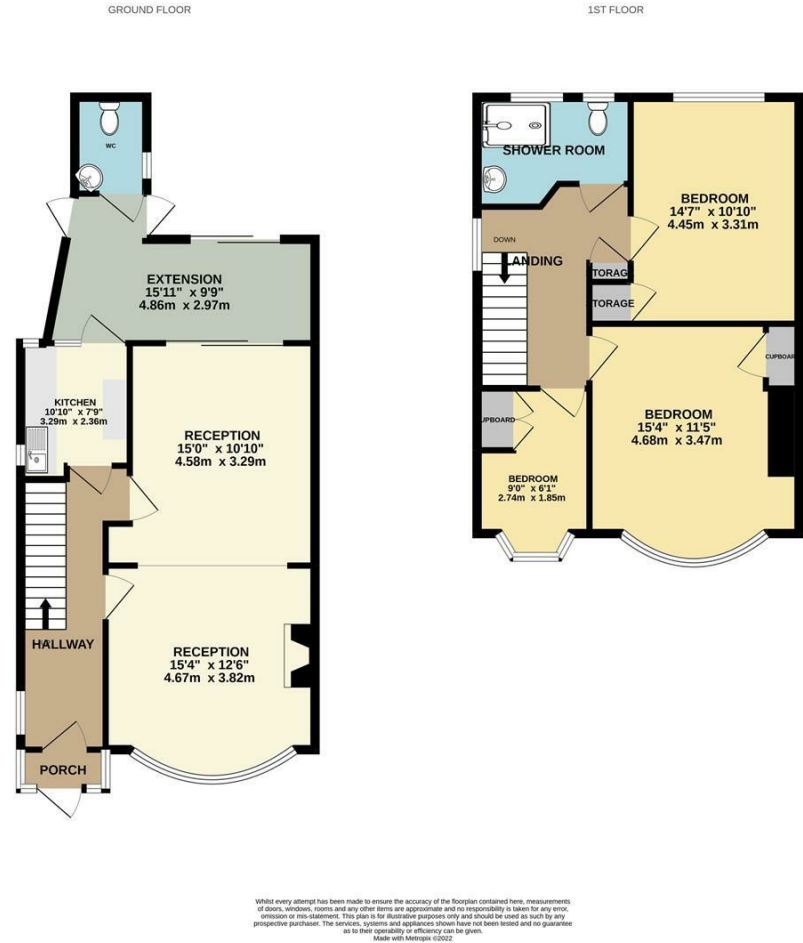


North Circular Road  
 Palmers Green  
 London  
 N13 6BN

Tenure: Freehold  
 Gross Internal Area: 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	



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