



**The Rowans, Palmers Green, London, N13**  
**Chain Free £650,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# The Rowans, Palmers Green, London, N13

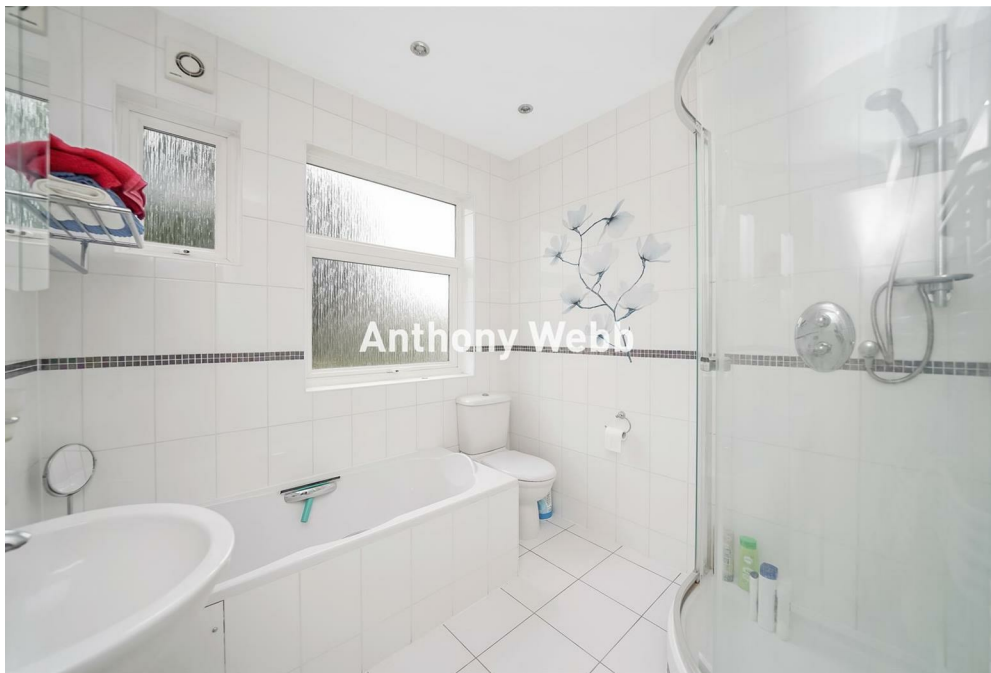
A chain free four bedroom 1930s built semi-detached house with two receptions, conservatory, two bath/shower rooms, garage to rear and good size rear garden. The property has been well looked after and now requires updating.

The Rowans is a quiet and small residential cul-de-sac turning located off Ash Grove and close to Palmers Green shops, restaurants, bus routes and mainline station into Moorgate. Southgate high road and underground station are also a short bus ride away. There are various green spaces nearby including Hazelwood recreation ground, Firs Farm Wetlands and the New River Path.

Enfield Council Tax Band E

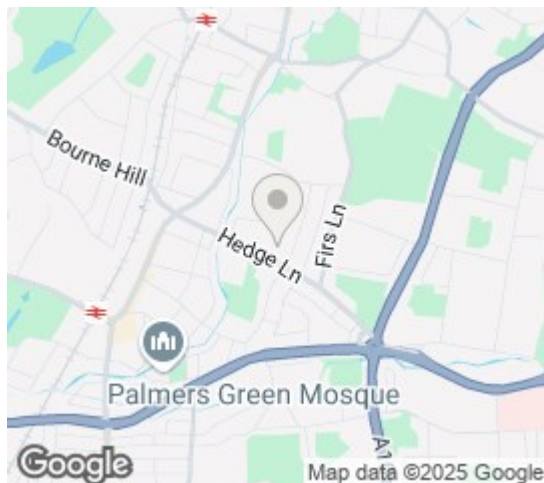
- Four bedrooms
- Two receptions
- Conservatory
- Kitchen
- Double glazing/gas central heating
- Chain free
- Garage to rear
- Front and rear gardens





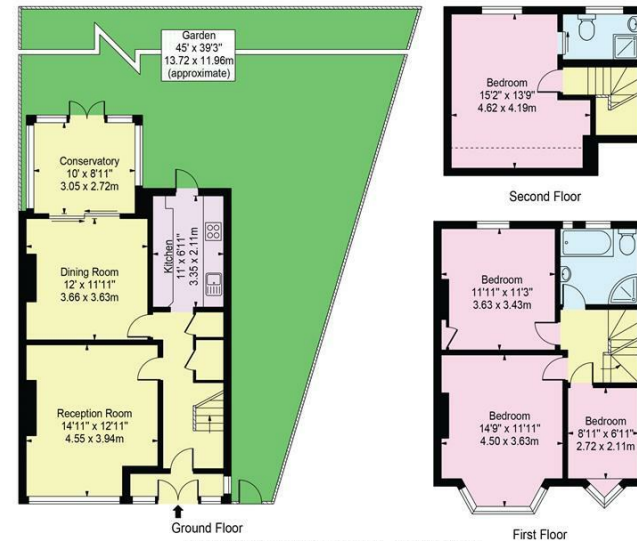
# The Rowans Palmers Green London N13 5AD

Tenure: Freehold  
Gross Internal Area: 1420.00 sq ft



| Energy Efficiency Rating  |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs                     |  |         |           |
| (92 plus) A   |  |         | 80        |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  | 67      |           |
| (39-54) E   |  |         |           |
| (27-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| 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) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (27-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |  |         |           |

The Rowans, N13 5AD  
Approx. Total Internal Area 1420 Sq Ft - 131.92 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 1394 Sq Ft - 129.51 Sq M  
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

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348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

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ESTATE AGENTS