



Anthony Webb

River Avenue, Palmers Green, London, N13
Chain Free £365,000 Leasehold

Anthony Webb
ESTATE AGENTS

River Avenue, Palmers Green, London, N13

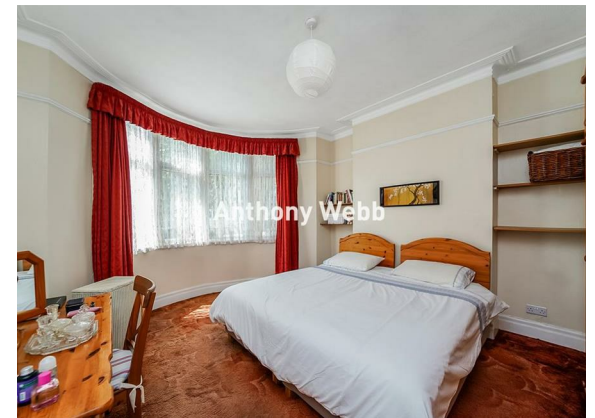
A chain free one bedroom, two reception garden flat occupying the entire ground floor of this converted Edwardian property. The property will also come with a new extended lease of 999 years.

River Avenue is a popular residential turning located off Green Lanes and benefits from a short walk to both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Moorgate.

Secure communal entrance • Living room with bay window and door to garden • Dining room opening to a modern fitted kitchen • Bathroom • Double bedroom to front with large bay window • Gas central heating • Double glazing • Private paved rear garden with flower/shrub borders.

Enfield Council Tax Band c
New lease of 999 years
Service charge £0
Ground rent-£0

- One double bedroom
- Ground floor Edwardian converted flat
- Living room
- Dining room
- Modern kitchen
- Bathroom
- Double glazing/gas central heating
- Private rear garden





River Avenue Palmers Green London N13 5RU

Tenure: Leasehold
Gross Internal Area: 603.00 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		68	74
(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	

River Avenue, N13
Approximate Gross Internal Area = 56.1 sq m / 603 sq ft



Ground Floor
For Illustration Purposes Only - Not To Scale

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, 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