



Arnold Gardens, London, N13
Chain Free £625,000 Freehold

Anthony Webb
ESTATE AGENTS

Arnold Gardens, London, N13

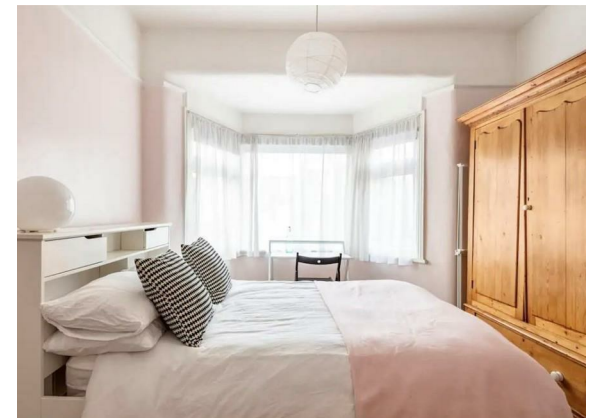
A charming and well presented four bedroom 1920s period house offering just under 1400sq ft of bright and airy living space over three floors.

Arnold Gardens is a popular residential turning between Chimes Avenue and Oakthorpe Road and is within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Finsbury Park and Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also short walk away.

Front garden • Original front door to hallway • Living room with feature fireplace and bespoke shutters • Dining/kitchen space with fitted units, wood work surfaces, original dresser and French doors • Utility cupboard and guest w.c • First floor landing with stairs to second floor • Two good size double bedrooms • Single bedroom • Family bath/shower room • Converted loft offers a spacious double bedroom with eaves storage space and a modern shower room • Gas central heating • Rear garden measuring 35ft x 19ft.

Enfield Council Tax Band D

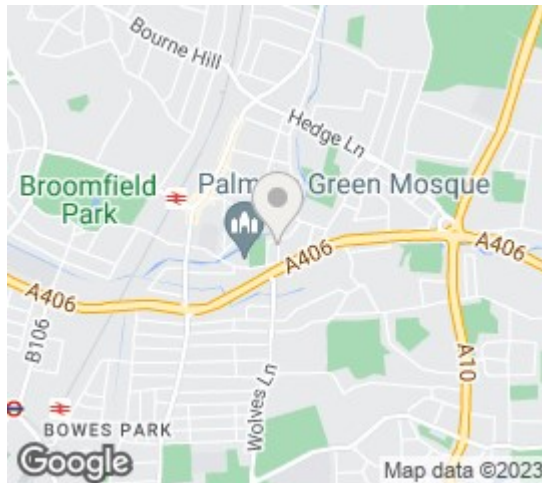
- Four bedrooms
- 1920s built period house
- Living room
- Open plan kitchen/dining space
- Ground floor w.c
- Two bath/shower rooms
- Close to shops/station
- Front and rear gardens





Arnold Gardens London N13 5JE

Tenure: Freehold
Gross Internal Area: 1324.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(17-38) 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



TOTAL FLOOR AREA: 1324sq.ft. (123.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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