



**Green Lanes, Palmers Green, London, N13**  
**Chain Free £850,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Green Lanes, Palmers Green, London, N13

A substantial CHAIN FREE Edwardian semi-detached four bedroom period house retaining many original features and requiring FULL MODERNISATION.

Set back on Green Lanes offering in excess of 1800sq ft of original floor space, the property consists of a spacious hallway, three receptions, a kitchen, generous landing with access to loft space with potential to convert, bathroom and separate w.c, gas central heating, drive to front for two cars with potential to create another two parking spaces and a 90ft approx rear garden.

The property is ideally located for both Palmers Green and Winchmore Hill's shops, restaurants and mainline stations into Moorgate as well as various bus routes to Southgate, Enfield Town and beyond. The property is close to several schools and is in the St Monica's catholic primary school catchment area.

Enfield Council Tax G

- Four original bedrooms
- Edwardian semi-detached house
- Three receptions
- Galley kitchen
- Separate bathroom and w.c
- Many period features
- Off street parking
- Rear garden





# Green Lanes Palmers Green London N13 4BS

Tenure: Freehold  
Gross Internal Area: 1812.00 sq ft

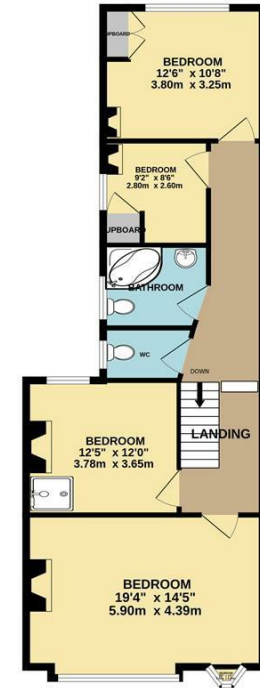


| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (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 <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   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 1812 sq.ft. (168.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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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348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

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