



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

**Anthony Webb**  
ESTATE AGENTS

# The Rowans, Palmers Green, London, N13

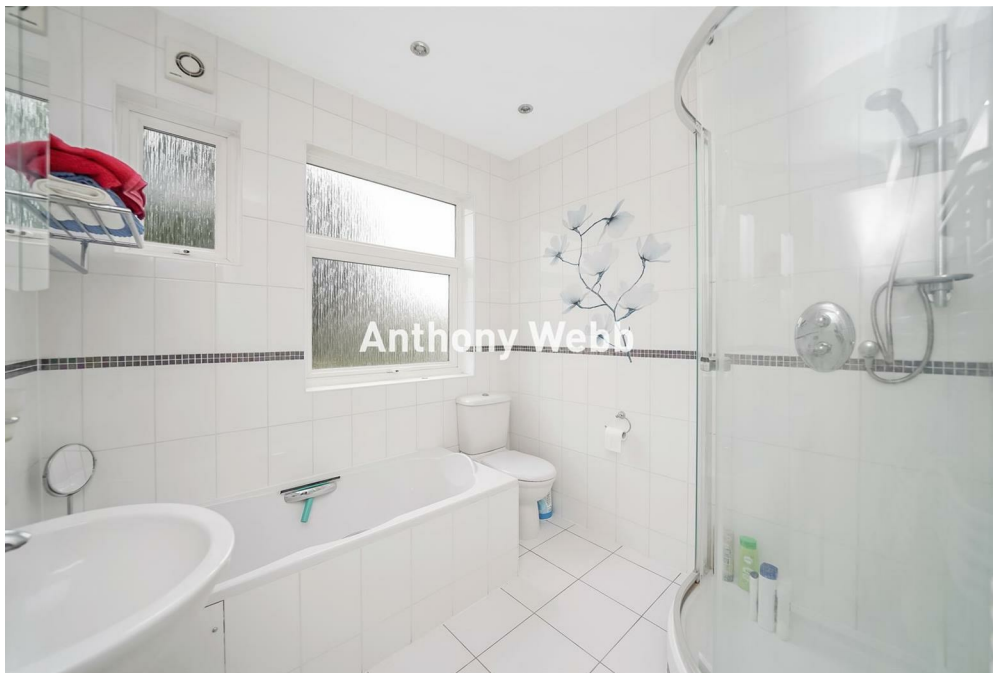
A chain free four bedroom 1930s built semi-detached house with two receptions, conservatory, two bath/shower rooms, garage to rear and good size rear garden. The property has been well looked after and now requires updating.

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

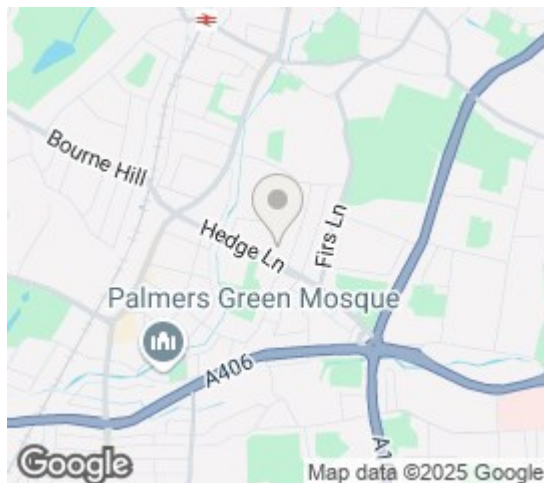
- Four bedrooms
- Two receptions
- Conservatory
- Kitchen
- Double glazing/gas central heating
- Chain free
- Garage to rear
- Front and rear gardens





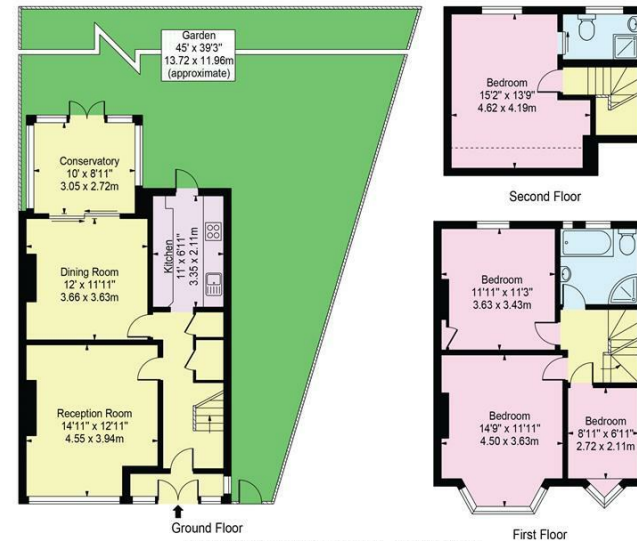
# The Rowans Palmers Green London N13 5AD

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			
(1-26) 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			
(27-38) F			
(1-26) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales 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

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, searches, 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