



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

Anthony Webb
ESTATE AGENTS

The Rowans, Palmers Green, London, N13

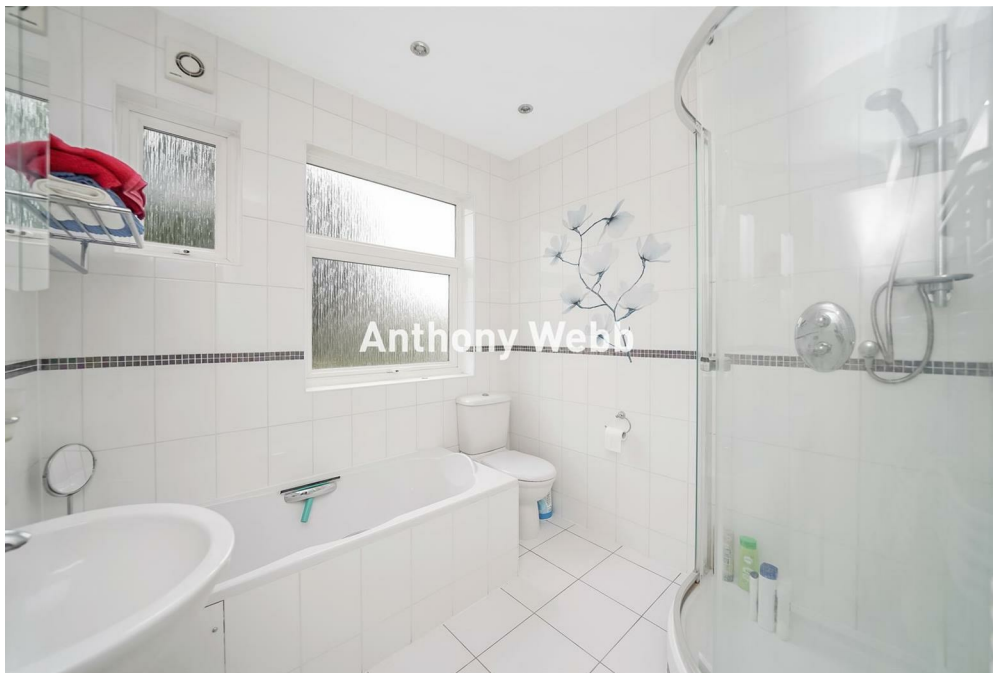
A chain free four bedroom 1930s built semi-detached house with two receptions, conservatory, two bath/shower rooms, garage to rear and good size rear garden. The property has been well looked after and now requires updating.

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

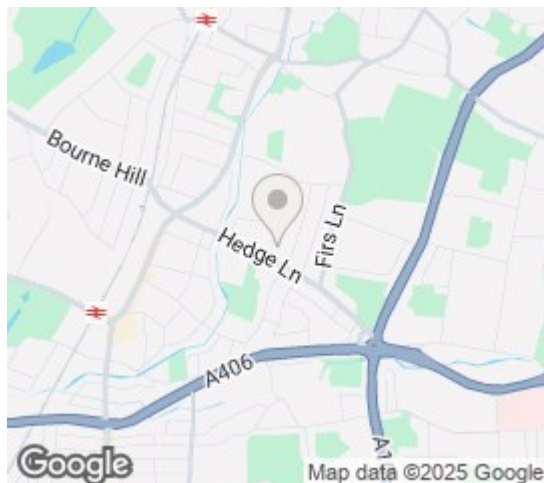
- Four bedrooms
- Two receptions
- Conservatory
- Kitchen
- Double glazing/gas central heating
- Chain free
- Garage to rear
- Front and rear gardens





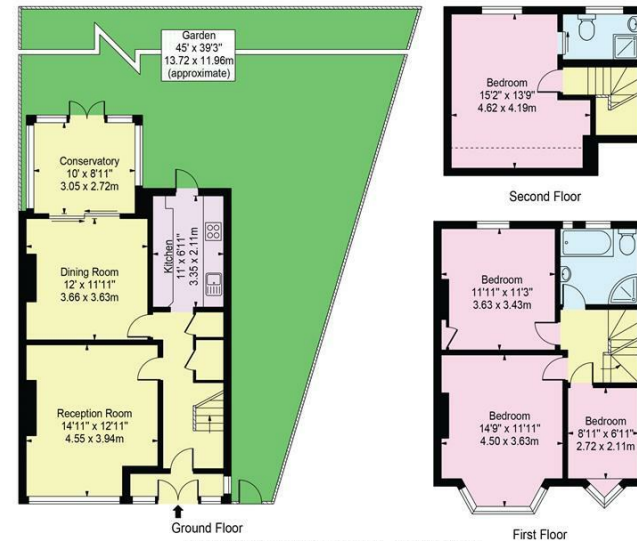
The Rowans Palmers Green London N13 5AD

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			
(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	

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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