



North Circular Road, Palmers Green, London, N13  
Offers In Excess Of £465,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# North Circular Road, Palmers Green, London, N13

A three bedroom 1930s built CHAIN FREE house offering over 1000 sq ft of living space including two receptions, single garage and front/rear gardens.

The property is located on a slip road off the North Circular Road and has various bus routes to Silver Street mainline station and Wood Green underground station. The A10 and A406 provide excellent road links into London and beyond.

Front garden • Hallway with original parquet wood floor • Front reception with bay window and fireplace • Rear reception with doors to garden • Fitted kitchen • Landing with access to loft with potential to convert • First floor family bathroom • Two good size double bedrooms • One single bedroom • Double glazing • Gas central heating • Single garage to rear • Rear garden (66ft x 18ft).

- Three bedrooms
- 1930s terrace house
- Two receptions
- Galley Kitchen
- Family bathroom
- Double glazing/gas central heating
- Garage to rear
- Rear garden





# North Circular Road Palmers Green London N13 5EN

Tenure: Freehold  
Gross Internal Area: 1033.00 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		58	
(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	



TOTAL FLOOR AREA: 1033sq ft (96.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency can be given.  
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