



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

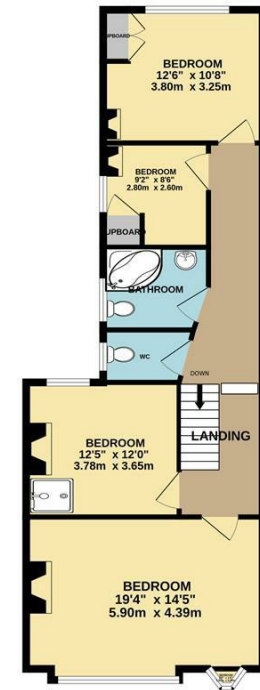


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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. (166.3 sq.m.) approx.

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