



**New Park Avenue, Palmers Green, London, N13**  
**Asking Price £625,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# New Park Avenue, Palmers Green, London, N13

Well presented extended 1930s built end of terrace house which offers four bedrooms and two bath/shower rooms over three bright and airy floors.

New Park Avenue is a quiet residential turning located between Firs Lane and The Fairway within easy reach of local shops and Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm Wetlands park and popular primary school are also a short walk away.

Spacious through lounge with bay window and engineered wood floor • Modern kitchen/diner with marble work surfaces, breakfast bar and doors to garden • The first floor consists of two double bedrooms and one single bedroom • Modern family bathroom • The converted loft offers a further double bedroom with eaves storage space and a modern shower room • Double glazing • Gas central heating • block paved drive to front • Landscaped rear garden with summer house measuring 40ft x 22ft.

Council Tax band E

- Four bedrooms
- 1930s end of terrace house
- Through lounge
- Extended kitchen/diner
- Two bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear garden with summer house





# New Park Avenue Palmers Green London N13 5NA

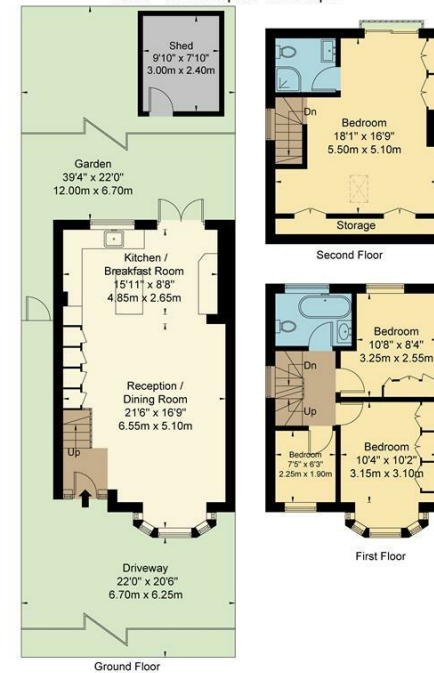
Tenure: Freehold  
Gross Internal Area: 1251.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	83
(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	

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Approx Gross Internal Area = 116.2 sq m / 1251 sq ft  
Shed = 7.2 sq m / 77 sq ft  
Total = 123.4 sq m / 1328 sq ft



Ref

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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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