



Connaught Gardens, Palmers Green, London, N13
Offers In Excess Of £600,000 Freehold

Anthony Webb
ESTATE AGENTS

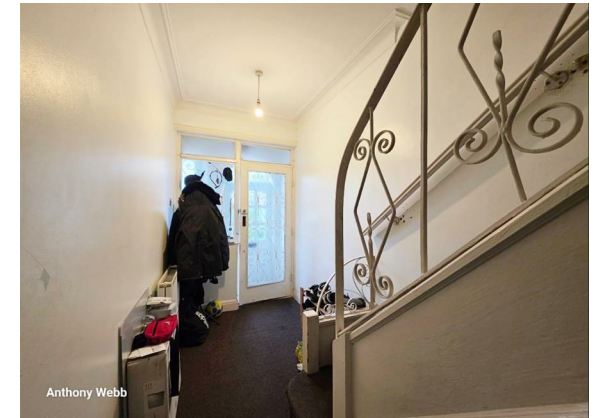
Connaught Gardens, Palmers Green, London, N13

Four bedroom 1930s built terrace house situated over three floors requiring modernisation. The property has current permission to build a six meter extension to rear and consists of two receptions, kitchen, two bath/shower rooms, garage, front and rear gardens.

The property is ideally located for Palmers Greens shops, restaurants and mainline station into Moorgate. Bounds Green and Wood Green tube stations are also within easy reach via bus. The A10 and A406 provide excellent road links into London and beyond.

Enfield council tax band E

- Four bedrooms
- 1930s terraced house
- Two receptions
- Kitchen
- Two bath/shower rooms
- Front and rear gardens





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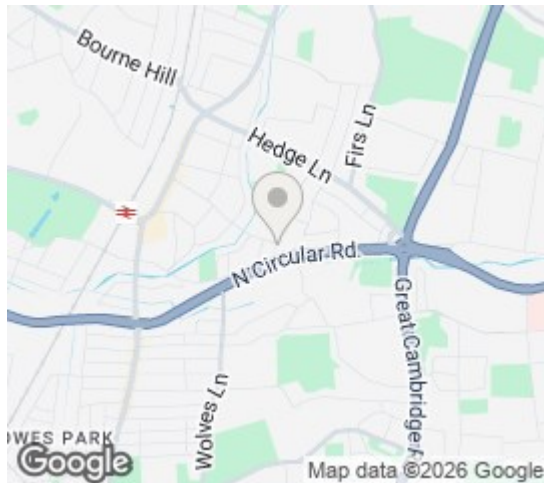
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Connaught Gardens Palmers Green London N13 5BP

Tenure: Freehold
Gross Internal Area: 1464.00 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			
(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	



TOTAL FLOOR AREA: 136.0 sq.m. (1464 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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