



**Munster Gardens, Palmers Green, London, N13**  
**£575,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Munster Gardens, Palmers Green, London, N13

A beautifully presented three bedroom 1930s built terrace house offering two spacious receptions, modern kitchen, modern bath/shower room, hard standing to front, brick out building to rear and well maintained rear garden.

Munster Gardens is a popular residential turning located off Hedge Lane within easy reach of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is also a short ride away via the W9 bus route.

Hallway with under stairs cupboard • Living room with bay window and fireplace • Dining room with wood flooring and doors to garden • Galley kitchen with wood work surfaces, integral appliances and door to garden • First floor landing with access to loft (potential to convert) • Two double bedrooms with built in wardrobes • Single bedroom • Modern family bath/shower room • Double gazing • Gas central heating • Paved hardstanding to front • Brick built outhouse to rear • Rear garden with paved patio area, outside w.c and lawn area • Gated Rear Access •

Enfield council tax band E

- Three bedrooms
- 1930s built terrace house
- Two receptions
- Modern Galley kitchen
- Modern bath/shower room
- Gas central heating
- Off street parking
- Rear garden





# Munster Gardens Palmers Green London N13 5DT

Tenure: Freehold  
Gross Internal Area: 1067.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(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	

## Munster Gardens, N13 5DT

Approx Gross Internal Area = 99.2 sq m / 1067 sq ft  
Outbuilding = 17.7 sq m / 190 sq ft  
Total = 116.9 sq m / 1257 sq ft



Ref

Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright @ BLEUPLAN

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS