



Sidney Avenue, Palmers Green, London, N13  
Chain Free £295,000 Leasehold - Share of Freehold

**Anthony Webb**  
ESTATE AGENTS

# Sidney Avenue, Palmers Green, London, N13

Well presented one double bedroom Victorian first floor flat located in the heart of Palmers Green. Would be ideal for a first time buyer or buy to let investor (could achieve £1450-£1500pcm)

Sidney Avenue is ideally located off Green Lanes, close to shops, restaurants, bus routes and stations including Palmers Green, Bowes Park and Wood Green underground.

The property has been beautifully modernised and benefits from a modern fitted kitchen/diner with contemporary glass wall and door to living room, modern shower room, double bedroom with fitted wardrobes, gas central heating, double glazing, laminate floors and secure communal entrance.

The property is offered with a new lease of 999 years

Ground rent-£0

Service charges-£0

Council Tax band C

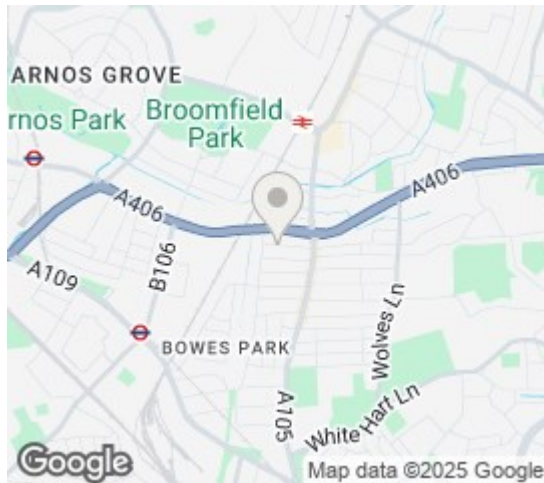
- One double bedroom
- Beautifully modernised
- First floor converted flat
- Modern kitchen/diner
- Modern shower room
- Close to shops & stations





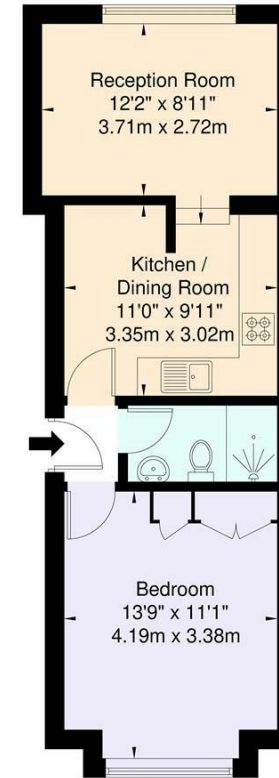
Sidney Avenue  
Palmers Green  
London  
N13 4UY

Tenure: Leasehold - Share of Freehold  
Gross Internal Area: 420.00 sq ft



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 78                      | 80        |
| (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 |           |

Sidney Road, N13  
Approximate Gross Internal Area = 39.1 sq m / 420 sq ft



First Floor

For Illustration Purposes Only - Not To Scale

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