



Rylston Road, London, N13  
Chain Free £575,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Rylston Road, London, N13

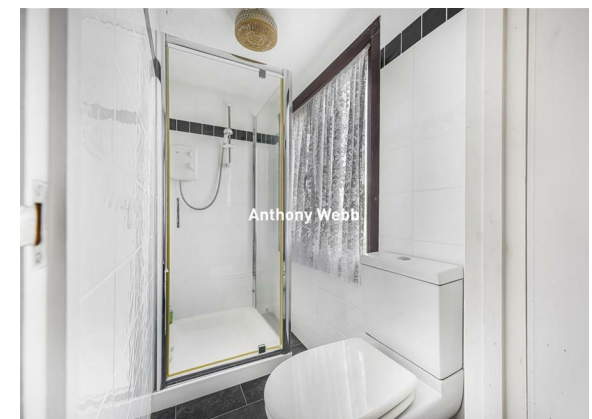
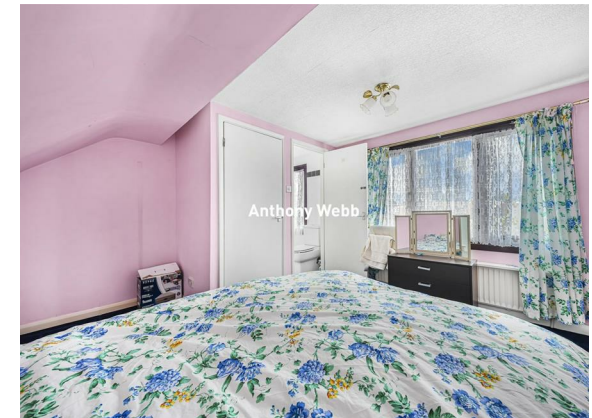
A well presented and chain free four bedroom 1930's built end of terrace house offering over 1200sq ft of living space over three floors. The property which requires updating, offers great potential to create a wonderful family home.

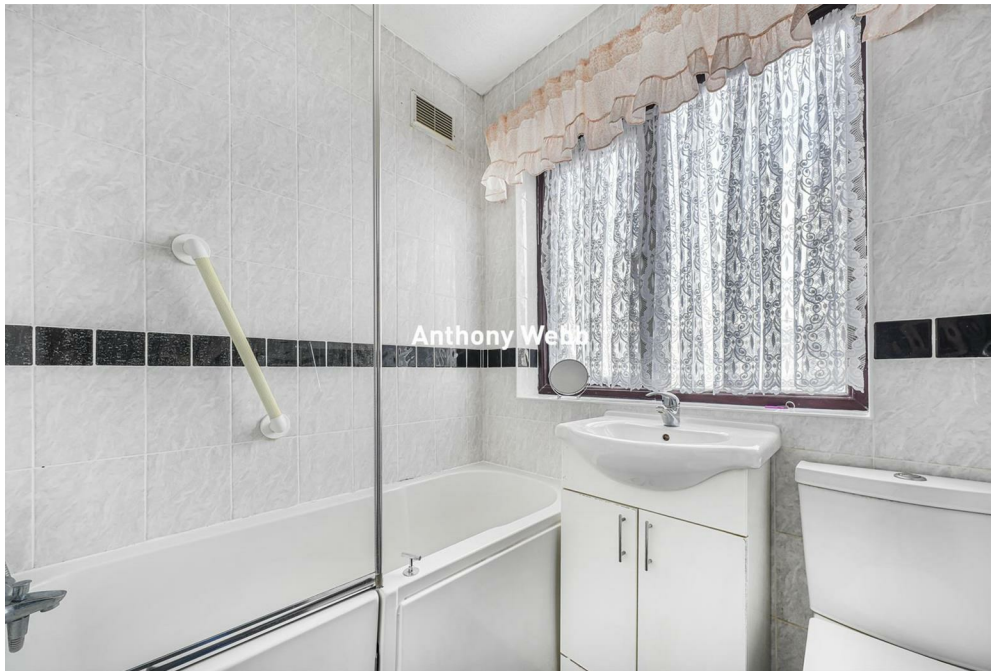
Rylston Road is a quiet and popular residential turning located within easy reach of local shops and Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm Wetlands and popular primary school are also a short walk away.

Hallway • Open plan through lounge with bay window • Fitted kitchen with doors to conservatory • Conservatory with doors to garden • Ground floor guest cloak room • Two good size double bedrooms and one single bedroom to first floor • First floor bathroom • Converted loft space offers a further double bedroom with en-suite shower room and eaves storage space • Gas central heating • Double glazing • Block paved drive to front • Garage to rear • Block paved rear garden with shrub borders and rear/side access measuring 40ft x 20'10ft.

Enfield Council Tax Band E

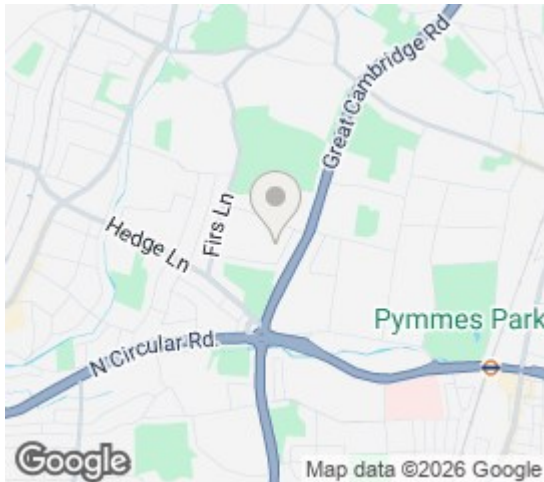
- Four bedrooms
- 1930s built end of terrace house
- Open plan reception/dining room
- Extended kitchen/diner
- Spacious conservatory
- Two bath/shower rooms + ground floor w.c
- Off street parking and garage to rear
- Rear garden





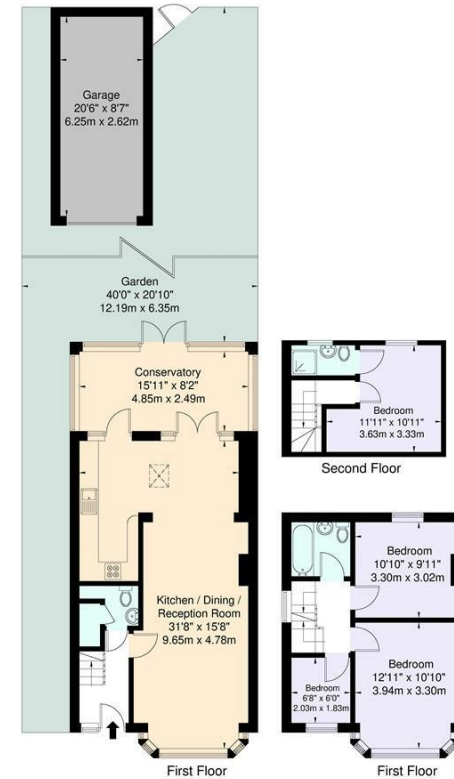
# Rylston Road London N13 5NQ

Tenure: Freehold  
Gross Internal Area: 1231.00 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 <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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Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft  
Garage = 16.2 sq m / 174 sq ft  
Total = 130.6 sq m / 1406 sq ft



For Illustration Purposes Only - Not To Scale

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