



Anthony Webb

River Avenue, Palmers Green, London, N13
Chain Free £365,000 Leasehold

Anthony Webb
ESTATE AGENTS

River Avenue, Palmers Green, London, N13

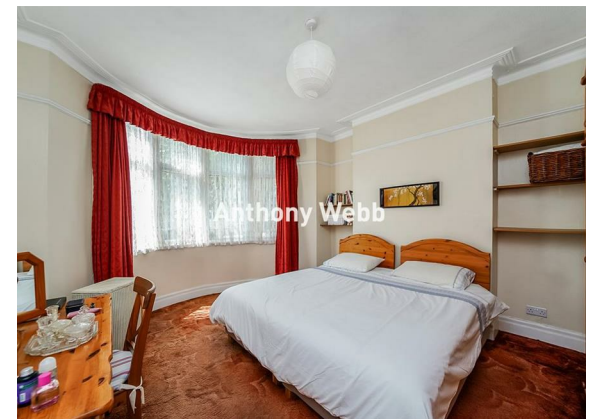
A chain free one bedroom, two reception garden flat occupying the entire ground floor of this converted Edwardian property. The property will also come with a new extended lease of 999 years.

River Avenue is a popular residential turning located off Green Lanes and benefits from a short walk to both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Moorgate.

Secure communal entrance • Living room with bay window and door to garden • Dining room opening to a modern fitted kitchen • Bathroom • Double bedroom to front with large bay window • Gas central heating • Double glazing • Private paved rear garden with flower/shrub borders.

Enfield Council Tax Band c
New lease of 999 years
Service charge £0
Ground rent-£0

- One double bedroom
- Ground floor Edwardian converted flat
- Living room
- Dining room
- Modern kitchen
- Bathroom
- Double glazing/gas central heating
- Private rear garden





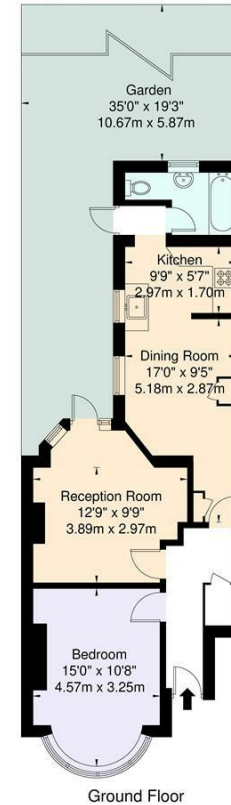
River Avenue
Palmers Green
London
N13 5RU

Tenure: Leasehold
Gross Internal Area: 603.00 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 | | 68 | 74 |
| (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 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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

River Avenue, N13
Approximate Gross Internal Area = 56.1 sq m / 603 sq ft



Ground Floor
For Illustration Purposes Only - Not To Scale

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