



North Circular Road, Palmers Green, London, N13
£525,000 Freehold

Anthony Webb
ESTATE AGENTS

North Circular Road, Palmers Green, London, N13

An EXTENDED three bedroom 1930s built house offering over 1200 sq ft of living space including two receptions, kitchen/diner, two bath/shower rooms, double garage, off street parking and rear garden.

The property is located on a slip road off the North Circular Road and has various bus routes to Silver Street mainline station and Wood Green underground station. The A10 and A406 provide excellent road links into London and beyond.

Spacious hallway with wood floor • Front reception (currently used as a bedroom) with bay window, fireplace and wood floor • Rear reception with wood floor opening to the extended kitchen/diner • Modern ground floor bathroom • First floor landing with access to loft with potential to convert • Family bath/shower room • Two good size double bedrooms • One single bedroom • Double glazing • Gas central heating • Double garage to rear • Paved off street parking to front • Rear garden with paved and shingle areas.

Council tax band D

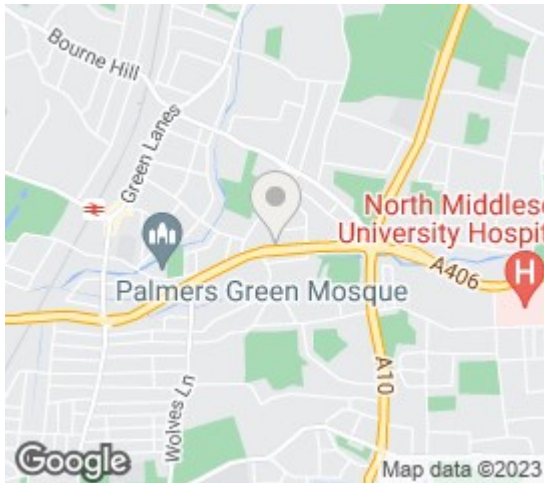
- Three bedrooms
- 1930s built house
- Two receptions
- Extended kitchen/diner
- Two bathrooms
- Off street parking
- Double garage
- Rear garden





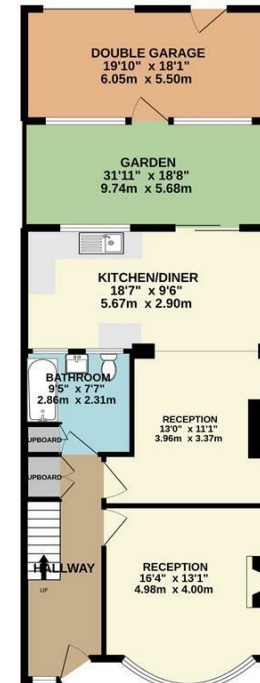
North Circular Road Palmers Green London N13 5EL

Tenure: Freehold
Gross Internal Area: 1238.00 sq ft

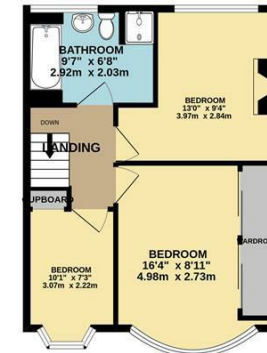


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		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	

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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 a guide only 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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