



Ashley Gardens, Palmers Green, London, N13  
£650,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Ashley Gardens, Palmers Green, London, N13

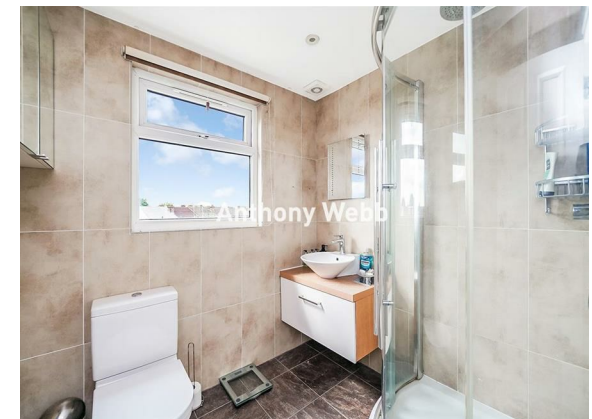
A beautifully presented four bedroom 1930s style family home offering 1362 sq. ft of living space over three floors with a spacious modern kitchen/diner, two bath/shower rooms, off street parking and garden to rear.

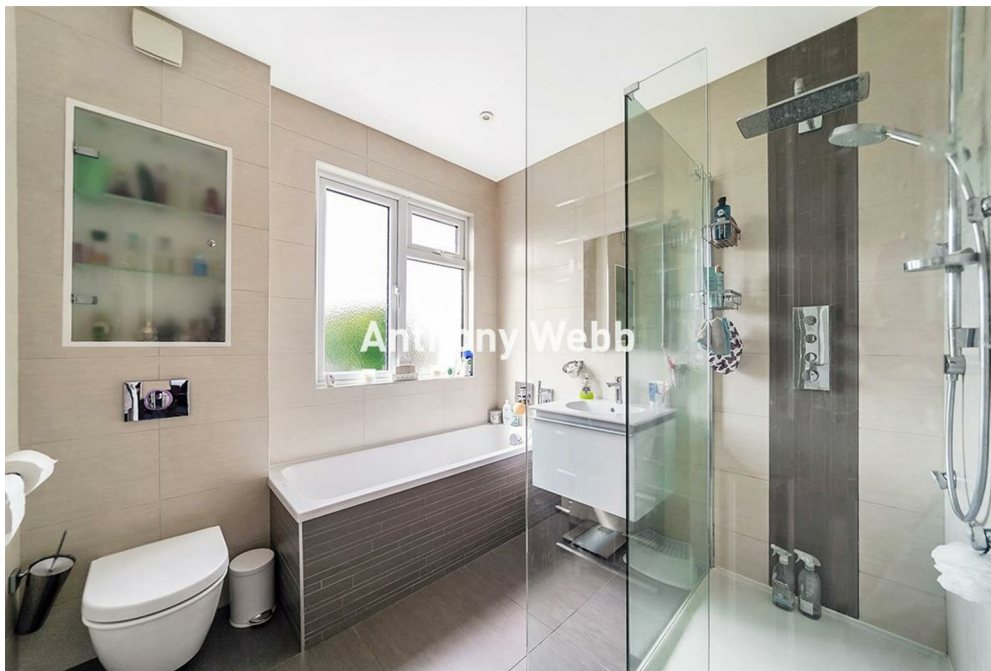
The property is a quiet residential turning located within easy reach of Palmers Green shops, restaurants, bus routes and mainline station into Moorgate. The A10 and A406 provide excellent road and bus links to Silver street/Wood Green stations and London and beyond.

Spacious hallway • Living room with bay window • Modern fitted kitchen/diner with breakfast bar and doors to garden • Modern family bath/shower room • Two good size double bedrooms • One single bedroom currently used as an office • Converted loft space offers a double bedroom and modern shower room • Double glazing • Gas central heating • Block paved off street parking to front • Well maintained rear garden with paved patio, lawn area and timber shed/summer house.

Council tax band E

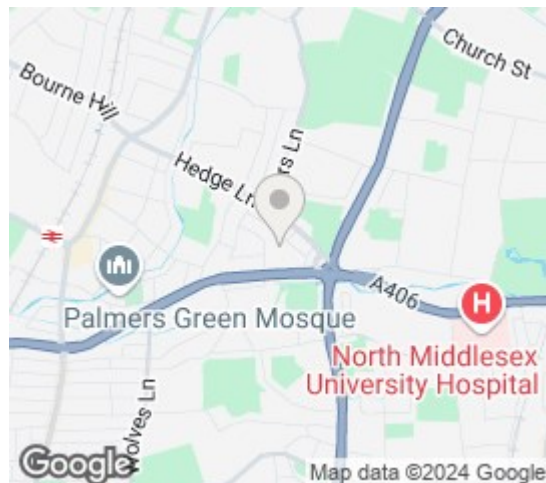
- Four bedrooms
- 1930s style terrace house
- Living room
- Kitchen/diner
- Two bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear garden





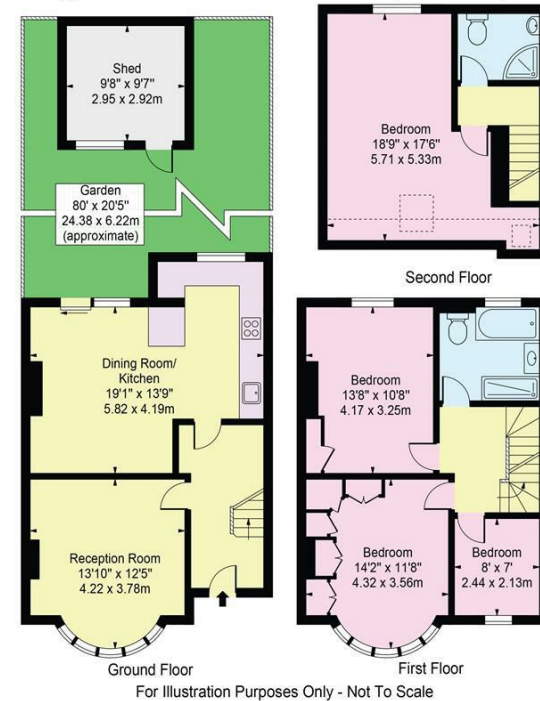
# Ashley Gardens Palmers Green London N13 5EW

Tenure: Freehold  
Gross Internal Area: 1362.00 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	

Ashley Gardens, N13 5EW  
 Approx. Gross Internal Area 1362 Sq Ft - 126.53 Sq M  
 (Including Restricted Height Area & Excluding Shed)  
 Approx. Gross Internal Area 1330 Sq Ft - 123.56 Sq M  
 (Excluding Restricted Height Area & Shed)  
 Approx. Gross Internal Area Of Shed 93 Sq Ft - 8.61 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

