



Melbourne Avenue, London, N13  
Chain Free £580,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Melbourne Avenue, London, N13

A CHAIN FREE Edwardian three bedroom terraced house, requiring full modernisation throughout. The property consists of a living room, dining room, galley kitchen, two double bedrooms and one single bedroom, bathroom, front and rear gardens.

Melbourne Avenue is located between Green Lanes and Palmerston Road and is a short walk to Green Lanes wealth of shops, restaurants and bus routes. There are several stations nearby including Bowes Park and Palmers Green mainline plus Wood Green and Bounds Green undergrounds are also within easy reach.

This property is ideal for those seeking a home with scope to renovate, extend and add value, in a location that combines excellent amenities with strong transport links.

Enfield Council Tax Band E

- Three bedrooms
- Edwardian terrace house
- Two receptions
- Galley kitchen
- First floor bathroom
- Double glazing/Gas central heating
- Front and rear gardens





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Tenure: Freehold  
Gross Internal Area: 1001.00 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			
(82 plus) A			
(61-81) B			
(50-60) C			
(35-49) D			
(20-34) E			
(11-19) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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