



**New Park Avenue, Palmers Green, London, N13**  
**Chain Free £580,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# New Park Avenue, Palmers Green, London, N13

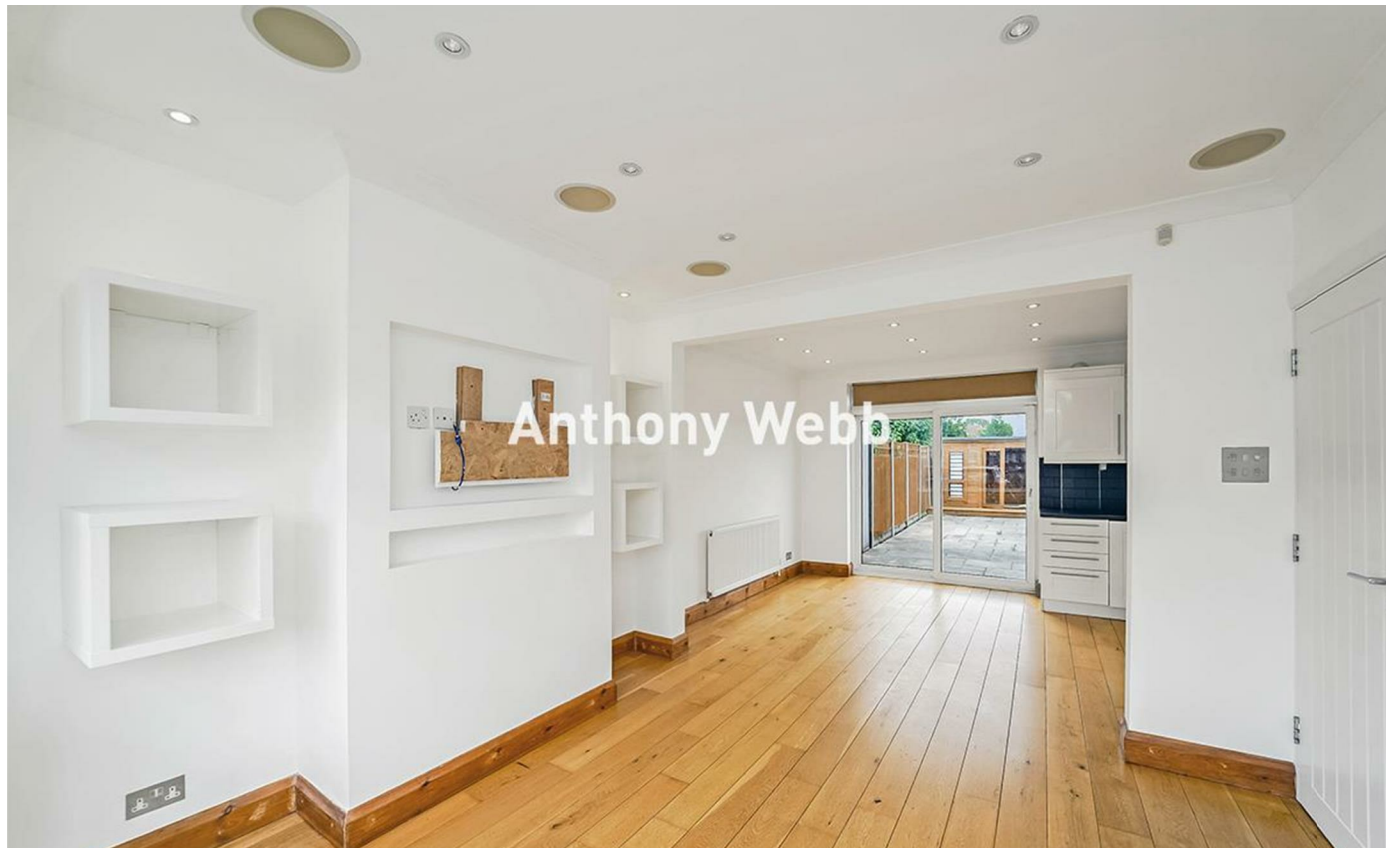
CHAIN FREE well presented four bedroom 1930s built terrace family home with an open plan spacious through lounge, modern fitted kitchen, two modern bath/shower rooms, off street parking, timber summer house and well maintained garden to rear.

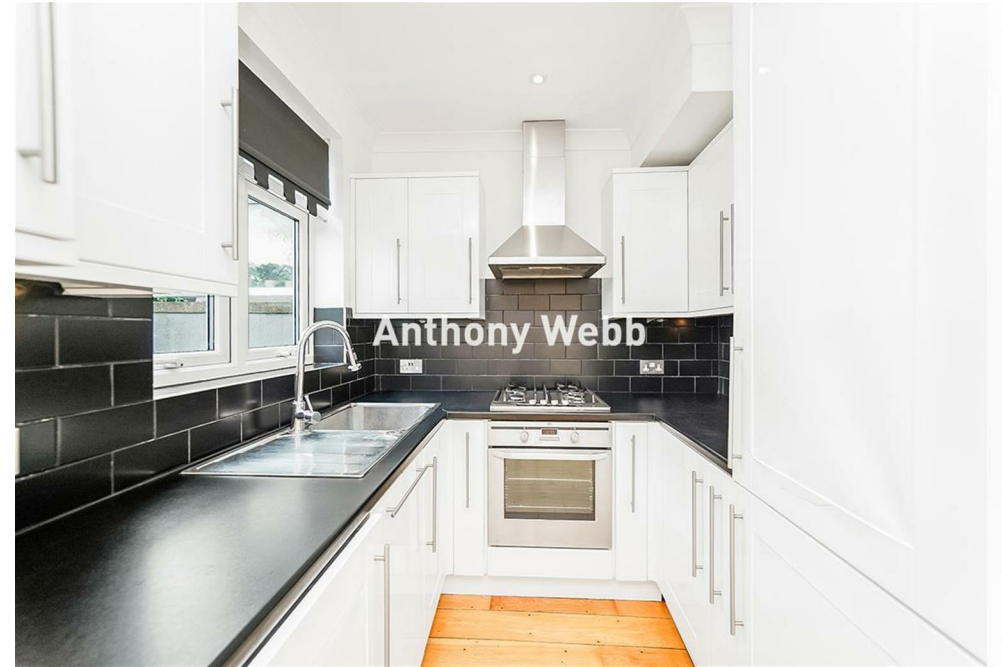
New Park Avenue is a quiet residential turning located between Firs Lane and The Fairway within easy reach of local shops and Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm Wetlands park and popular primary school are also a short walk away.

Hallway with wood floor • Spacious open plan through lounge with bay window and wood floor • Modern fitted kitchen with doors to garden • The first floor consists of two double bedrooms with fitted wardrobes and one single bedroom • Modern family bathroom • The converted loft offers a further double bedroom with eaves storage space and a modern shower room • Double glazing • Gas central heating • Block paved drive to front • Low maintenance rear garden with paved/artificial lawn areas measuring 45ft x 17ft • Timber summer house with power and light.

Council Tax band E

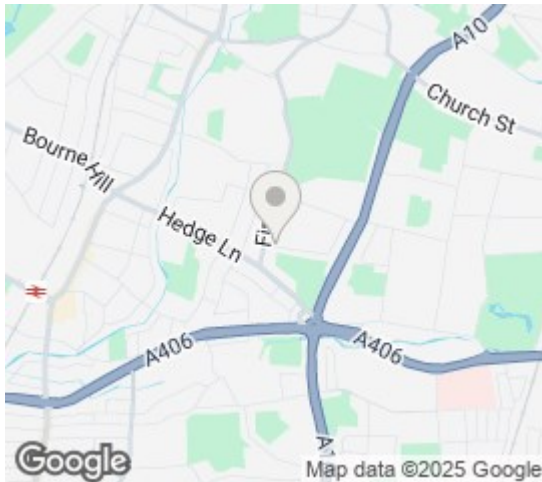
- Four bedrooms
- 1930s built terrace house
- Through lounge
- modern fitted kitchen
- Two modern bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear garden





# New Park Avenue Palmers Green London N13 5LZ

Tenure: Freehold  
Gross Internal Area: 962.00 sq ft

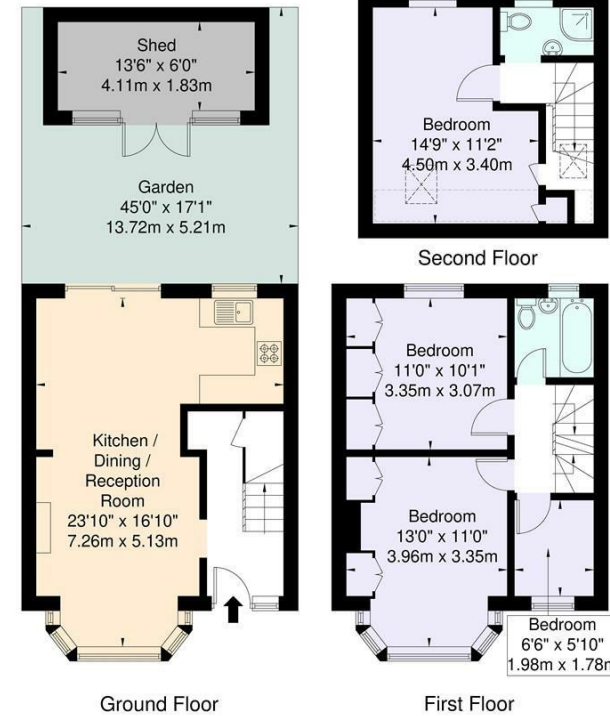


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <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	

New Park Avenue, N13  
Approximate Gross Internal Area = 89.4 sq m / 962 sq ft  
Shed = 7.5 sq m / 80 sq ft  
Total = 96.9 sq m / 1042 sq ft



= Reduced headroom below 1.5m / 5'0"



For Illustration Purposes Only - Not To Scale  
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