



River Avenue, Palmers Green, London, N13
Chain Free £379,995 Leasehold

Anthony Webb
ESTATE AGENTS

River Avenue, Palmers Green, London, N13

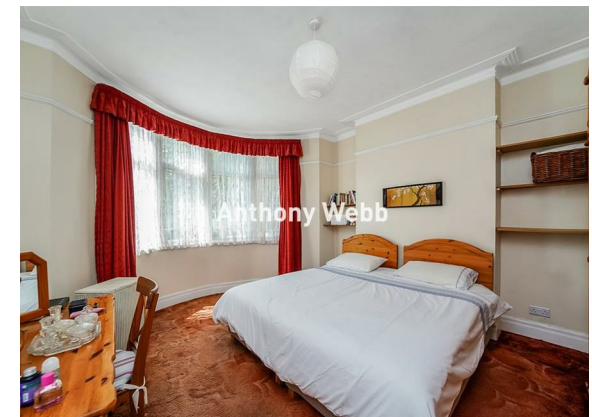
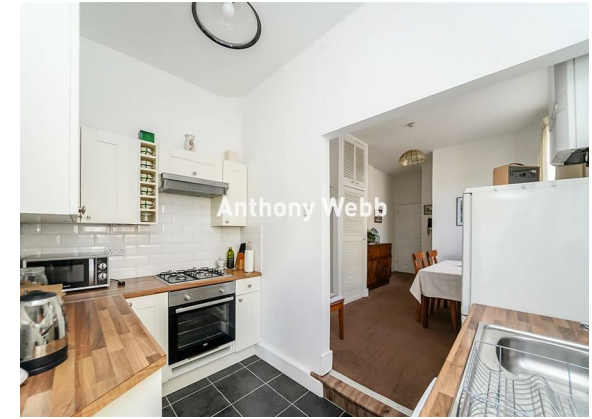
A chain free one bedroom, two reception garden flat occupying the entire ground floor of this converted Edwardian property. The property will also come with a new extended lease of 999 years.

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





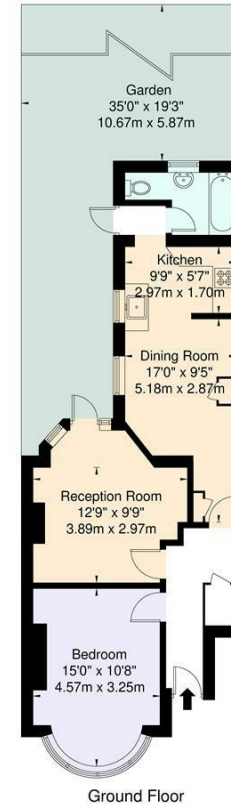
River Avenue
Palmers Green
London
N13 5RU

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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