



New Park Avenue, London, N13
Offers In Excess Of £650,000 Freehold

Anthony Webb
ESTATE AGENTS

New Park Avenue, London, N13

Extended four bedroom end of terrace 1930s built house offering over 1500sq ft of living space over two floors. The property which requires updating offers excellent scope to create a wonderful family home.

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 tiled floor and storage cupboard • Spacious through lounge with feature fireplace • Sitting room/study • Kitchen with breakfast bar • Sun room/lean to • First floor landing with access to loft space with potential to convert • Three double bedrooms • Single bedroom • Bathroom • Shower room • Double glazing • Gas central heating • Block paved drive to front for several cars • Garden to rear with side access • Brick built outbuilding/garage with power/light and automatic door. Please note vehicle access to garage is limited.

Enfield Council Tax Band D

- Four bedrooms
- End of terrace house
- Through lounge
- Study/sitting room
- Kitchen
- Two bath/shower rooms
- Off street parking and out building/garage to rear
- Rear garden





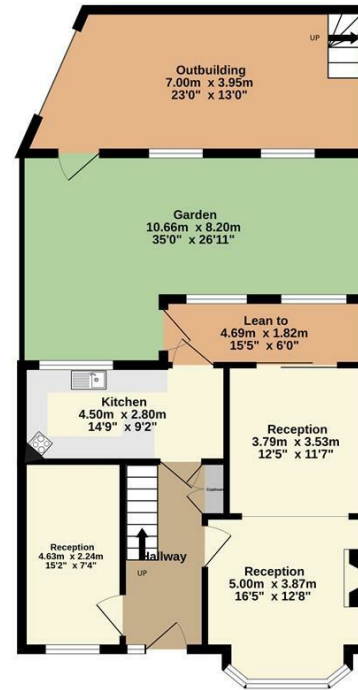
New Park Avenue London N13 5NA

Tenure: Freehold
Gross Internal Area: 1523.00 sq ft

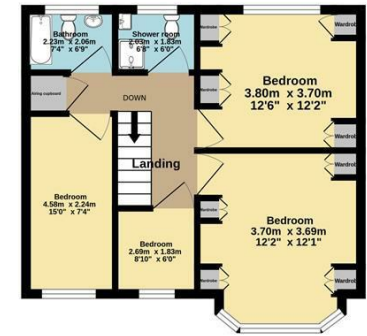


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO 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
74.6 sq.m. (803 sq.ft.) approx.



1st floor
66.0 sq.m. (710 sq.ft.) approx.



TOTAL FLOOR AREA: 140.6 sq.m. (1513 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 such 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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