



Princes Avenue, Palmers Green, London, N13
Offers In Excess Of £550,000 Freehold

Anthony Webb
ESTATE AGENTS

Princes Avenue, Palmers Green, London, N13

A well presented CHAIN FREE three bedroom end of terrace house offering great potential to modernise and extend to create a fantastic family home.

Princes Avenue is a quiet residential turning located between Green Lanes and Tottenham Road and is close to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Wood Green underground station is a short bus ride away. The property has excellent road links into London and beyond via the A10 and A406. There are several good schools nearby including Oakthorpe Primary and St Michaels at Bowes.

Front garden • Porch • Hallway • Living room • Dining room • Galley kitchen • Bathroom and separate w.c • Two double bedrooms • One good size single bedroom • Loft space with potential to create a further bedroom and bathroom • Double glazing • Gas central heating • Well maintained rear garden measuring 95ft x 20ft.

- Three bedrooms
- End of terrace house
- Two receptions
- Galley kitchen
- Bathroom and separate w.c
- Double glazing/gas central heating
- CHAIN FREE
- Front and rear gardens





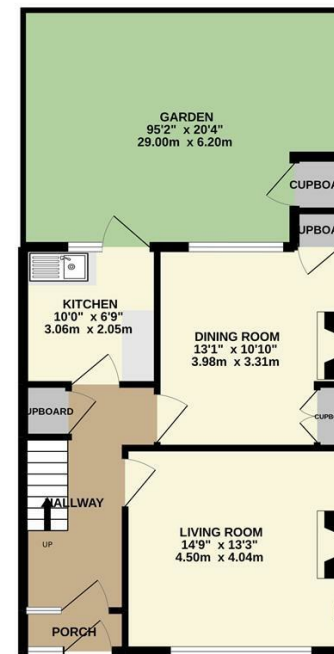
Princes Avenue Palmers Green London N13 6HN

Tenure: Freehold
Gross Internal Area: 1069.00 sq ft

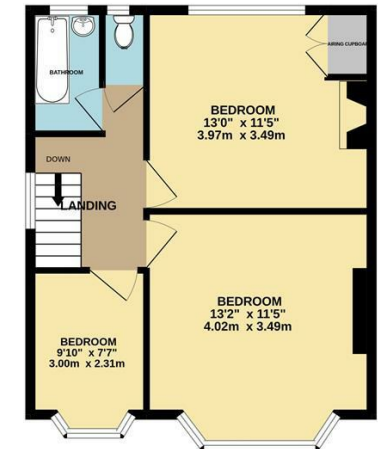


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			84
(61-81) B			
(50-60) C			
(35-48) D		62	
(29-34) E			
(17-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(50-60) C			
(35-48) D			
(29-34) E			
(17-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1069 sq ft. (99.3 sq.m.) 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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