



Anthony Webb

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

**Anthony Webb**  
ESTATE AGENTS

# River Avenue, Palmers Green, London, N13

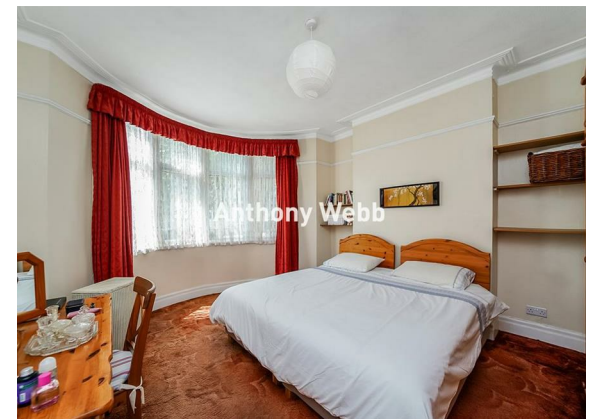
A chain free one bedroom, two reception garden flat occupying the entire ground floor of this converted Edwardian property. The property will also come with a new extended lease of 999 years.

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

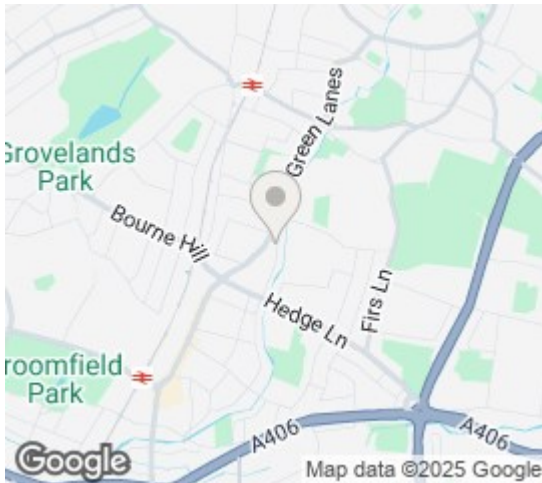
- One double bedroom
- Ground floor Edwardian converted flat
- Living room
- Dining room
- Modern kitchen
- Bathroom
- Double glazing/gas central heating
- Private rear garden





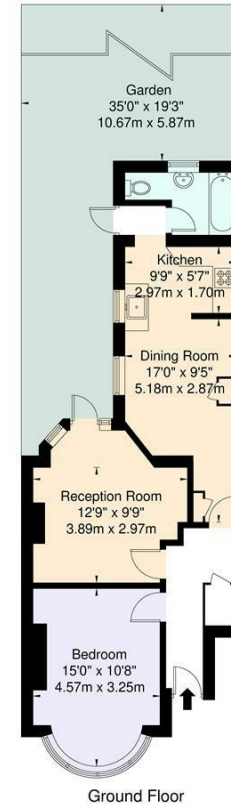
River Avenue  
Palmers Green  
London  
N13 5RU

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 <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			

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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