



Anthony Webb

Princes Avenue, Palmers Green, London, N13
Chain Free £525,000 Freehold

Anthony Webb
ESTATE AGENTS

Princes Avenue, Palmers Green, London, N13

A chain free, three bedroom terrace house which has been owned and well maintained by the current family since 1958. The property requires modernisation and offers fantastic potential to extend and create a wonderful 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 70ft x 20ft with an outside w.c, a pear tree and several sheds.

Enfield Council Tax Band E

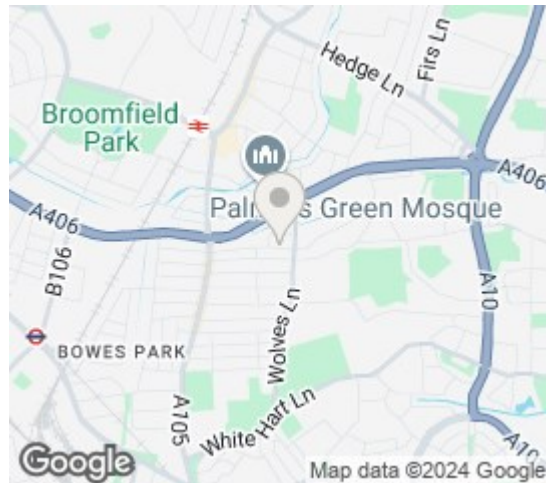
- Three bedrooms
- Terrace house
- Two receptions
- Kitchen
- Shower room with separate w.c
- Double glazed/gas central heating
- Chain free
- Front and rear gardens





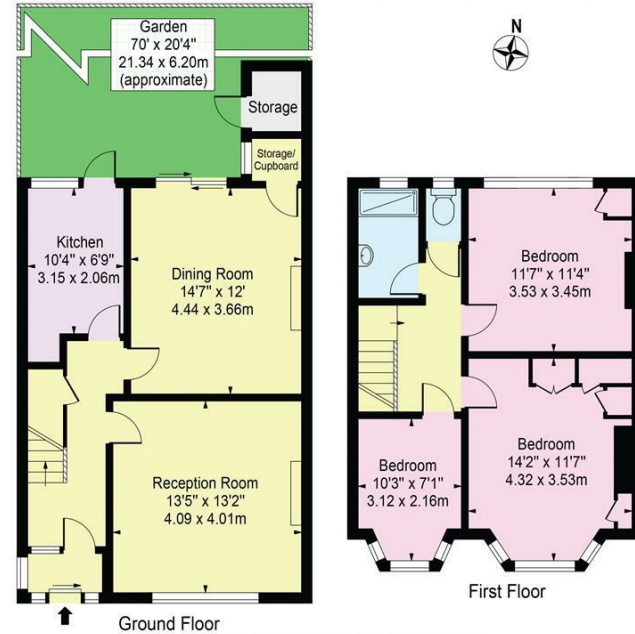
Princes Avenue
 Palmers Green
 London
 N13 6HE

Tenure: Freehold
 Gross Internal Area: 1047.00 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		57	
(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			

Princes Avenue, N13
 Approx. Gross Internal Area 1047 Sq Ft - 97.27 Sq M
 (Excluding Storage)
 Approx. Gross Internal Area Of Storage 15 Sq Ft - 1.39 Sq M



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