



North Circular Road, Palmers Green, London, N13  
Offers In Excess Of £465,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# North Circular Road, Palmers Green, London, N13

A three bedroom 1930s built CHAIN FREE house offering over 1000 sq ft of living space including two receptions, single garage and front/rear gardens.

The property is located on a slip road off the North Circular Road and has various bus routes to Silver Street mainline station and Wood Green underground station. The A10 and A406 provide excellent road links into London and beyond.

Front garden • Hallway with original parquet wood floor • Front reception with bay window and fireplace • Rear reception with doors to garden • Fitted kitchen • Landing with access to loft with potential to convert • First floor family bathroom • Two good size double bedrooms • One single bedroom • Double glazing • Gas central heating • Single garage to rear • Rear garden (66ft x 18ft).

- Three bedrooms
- 1930s terrace house
- Two receptions
- Galley Kitchen
- Family bathroom
- Double glazing/gas central heating
- Garage to rear
- Rear garden





North Circular Road  
 Palmers Green  
 London  
 N13 5EN

Tenure: Freehold  
 Gross Internal Area: 1033.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(17-38) 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1033sq ft (96.0 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency can be given.  
 Made with Metropix ©2022

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
 020 8882 7888  
 palmersgreen@anthonywebb.co.uk  
 anthonywebb.co.uk

