



Arnold Gardens, Palmers Green, London, N13
£625,000 Freehold

Anthony Webb
ESTATE AGENTS

Arnold Gardens, Palmers Green, London, N13

A charming and well presented four bedroom 1920s period house offering just under 1500sq ft of bright and airy living space over three floors.

Arnold Gardens is a popular residential turning between Chimes Avenue and Oakthorpe Road and is within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Finsbury Park and Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also short walk away.

Front garden • Original front door to hallway • Living room with wood floor, feature fireplace and ceiling features • Dining room with wood floor, original dresser and French doors • Fitted galley kitchen • Utility area and guest w.c • First floor landing with stairs to second floor • Two good size double bedrooms • Single bedroom • Family bathroom • Converted loft offers a spacious double bedroom with eaves storage space and a modern shower room • Gas central heating • Mature rear garden measuring 35ft x 19ft.

Enfield Council Tax Band E

- Four bedrooms
- Extended terraced house
- Two receptions
- Galley kitchen
- Ground floor W.C
- Two bath/shower rooms
- Close to shops/station
- Front and rear gardens





Arnold Gardens Palmers Green London N13 5JE

Tenure: Freehold
Gross Internal Area: 1478.00 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			
(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	

Arnold Gardens N13 5JE

Approx. Gross Internal Area = 137.3 sq m / 1478 sq ft



Ref

Copyright **BLEUPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

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

Anthony Webb
ESTATE AGENTS