



New Park Avenue, Palmers Green, London, N13  
£559,995 Freehold

**Anthony**  **Webb**  
ESTATE AGENTS

# New Park Avenue, Palmers Green, London, N13

A 1930's style three bedroom terrace property offering an impressive 1032sq ft of floor space over two well appointed floors with two receptions, conservatory, double garage and off street parking for two cars.

New Park Avenue is a quiet residential turning located between Firs Lane and The Fairway within easy reach of local shops and Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm Wetlands park and popular primary school are also a short walk away. There are also excellent road links into London and beyond via the A10 and A406.

Porch • Hallway • Living room with bay window and feature fireplace • Dining room with fireplace and doors to conservatory with tiled floor • Fitted galley kitchen with door to garden • Landing with access to loft space with potential to convert • Modern bathroom with tiled floor • Two good size double bedrooms with fitted wardrobes • Single bedroom with fitted wardrobe • Oak wood floors to all rooms apart from kitchen • Double glazing • Gas central heating • Paved off street parking to front • Double garage with power and light to rear • Paved rear garden with door to rear access way.

- 1930's built terrace house
- Three bedrooms
- Two receptions
- Conservatory
- Galley kitchen
- Modern bathroom
- Off street parking
- Rear garden
- Double garage

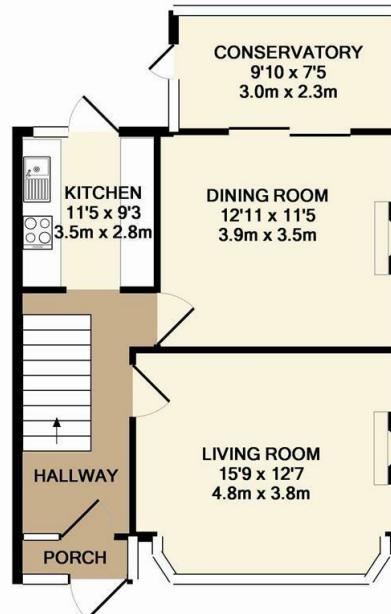
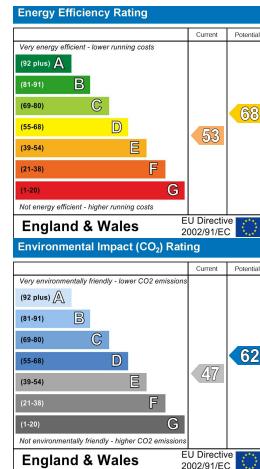




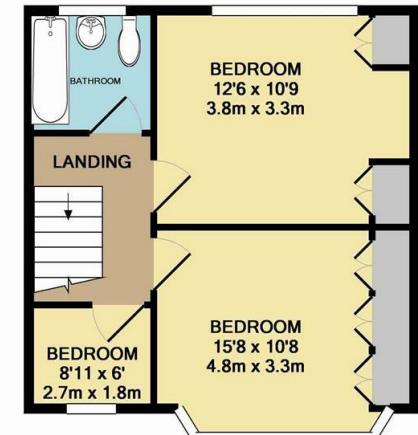
**New Park Avenue  
Palmers Green  
London  
N13 5NA**

Tenure: Freehold

Gross Internal Area: 1032.00 sq ft



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1032 SQ.FT. (95.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 functionality can be given.

Made with Metropix ©2015

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 or 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 or fittings 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](mailto:palmersgreen@anthonywebb.co.uk)

[anthonywebb.co.uk](http://anthonywebb.co.uk)

**Anthony Webb**  
ESTATE AGENTS