



Pembroke Road, Palmers Green, London, N13
Offers In Excess Of £600,000 Freehold

Anthony Webb
ESTATE AGENTS

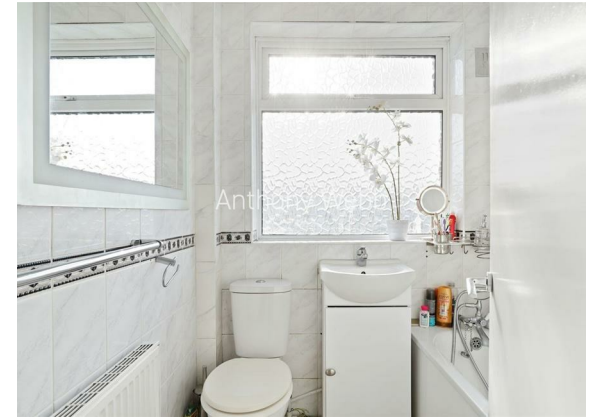
Pembroke Road, Palmers Green, London, N13

A well presented extended 1930s built family home offering four bedrooms and two bath/shower rooms over three floors.

Pembroke Road is a quiet residential turning located within the popular New Park Estate and is 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.

Porch to front door and hallway • Living room with bay window and feature fireplace to front • Extended open plan living/kitchen space with doors to garden • Modern fitted kitchen • The first floor offers two double bedrooms, one single bedroom and a family bathroom • The converted loft space offers a further double bedroom and en-suite shower room • Double glazing • Gas central heating • Paved garden to rear • Rear studio/storage unit with shower room • Paved hardstanding to front.

- Four bedrooms
- 1930s built house
- Living room
- Extended kitchen/living space
- Two bath/shower rooms
- Double glazing/gas central heating
- Rear studio/storage
- Paved rear garden





**Pembroke Road
Palmers Green
London
N13 5NR**

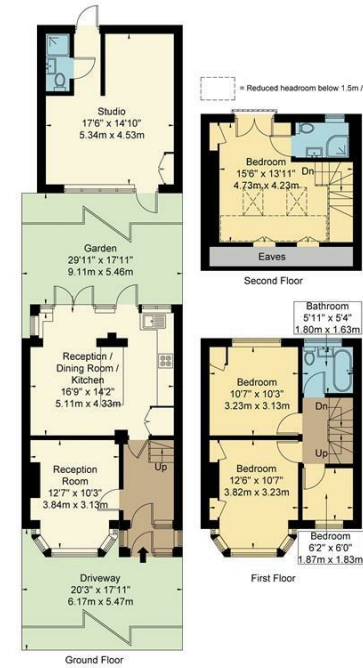
Tenure: Freehold
Gross Internal Area: 1087.00 sq ft



| 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 | |

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Approx Gross Internal Area = 100.7 sq m / 1083 sq ft
Studio = 24.3 sq m / 261 sq ft
Total = 125 sq m / 1344 sq ft



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