



ABSOLUTE
PROPERTY

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**41a New River Crescent, Palmers Green
London N13 5RD**

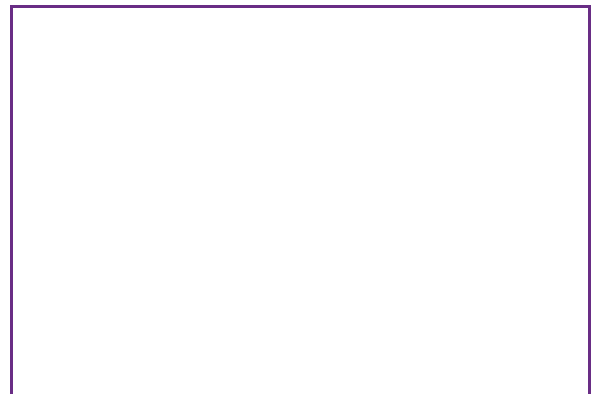
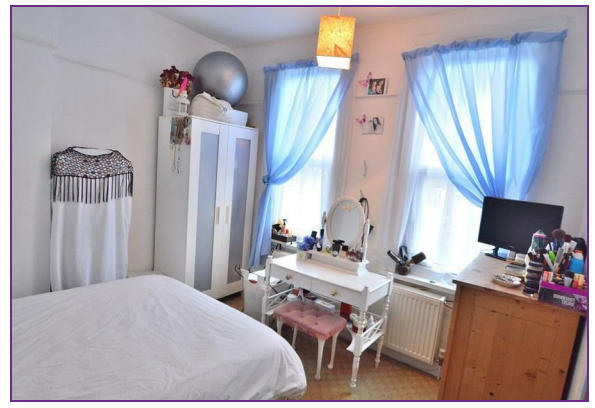
£450,000

Absolute Property are pleased to offer this well presented two bedroom first floor flat located close to Palmers Green's shops, restaurants and mainline station. The Property benefits from off street parking, double glazing, gas central heating and comes with the added advantage of being offered on a chain free basis. Viewing highly recommended.

New River Crescent is a quiet residential road, conveniently located within a short walk of some excellent schools, Palmers Green High Street and Network Railway station offering a direct route into Moorgate.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	79	70	76
<p>Best energy efficiency: lower running costs</p> <p>100-105 A</p> <p>75-100 B</p> <p>50-75 C</p> <p>35-50 D</p> <p>20-35 E</p> <p>10-20 F</p> <p>1-10 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very low environmental impact: lower CO₂ emissions</p> <p>100-105 A</p> <p>75-100 B</p> <p>50-75 C</p> <p>35-50 D</p> <p>20-35 E</p> <p>10-20 F</p> <p>1-10 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	