



ABSOLUTE
PROPERTY

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

Offers In Excess Of £395,000

Absolute Property are pleased to offer this well presented One bedroom ground floor flat located close to Palmers Green's shops, restaurants and mainline station. The Property benefits from own rear garden, kitchen/diner, off street parking, double glazing, gas central heating and comes with the added advantage of being offered chain free. 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
72 (D)	70 (E)	B	B
69 (E)	67 (F)	C	C
66 (F)	64 (G)	D	D
63 (G)	61 (H)	E	E
60 (H)	58 (I)	F	F
57 (I)	55 (J)	G	G

For energy efficiency - higher rating is better
For environmental impact - higher rating is better