



**Park Avenue, Palmers Green, London, N13**  
**Offers In Excess Of £480,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Park Avenue, Palmers Green, London, N13

A chain free two double bedroom split level garden flat offering in excess of 900sq feet over the first and second floors of this converted Edwardian property.

Park Avenue is a popular residential turning located off Green Lanes a few minutes walk to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground is a short ride away via the W6 bus route. There are many green spaces nearby including Broomfield Park, Hazelwood recreational ground and the New River. Hazelwood Primary School is also a short walk away.

Secure communal front door to communal hallway • Spacious living room with large bay window • Fitted kitchen with granite work surfaces • Modern bath/shower room • The second floor consists of two good size double bedrooms with fitted wardrobes/walk in wardrobe/eaves storage space • Great views over the London skyline from rear bedroom • Gas central heating • Parking space for up to two cars • Own section of south facing garden accessed via side passage.

Remaining lease of 164 years.

No service charges

No ground rent

Council Tax band C

- Two double bedrooms
- Edwardian converted flat
- First and second floors
- Spacious living room
- Fitted kitchen
- Modern bath/shower room
- Parking for two vehicles
- Own section of rear garden





**Park Avenue  
Palmers Green  
London  
N13 5PG**

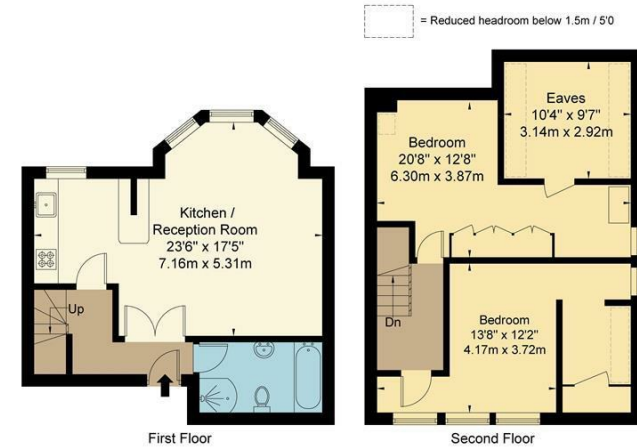
Tenure: Leasehold  
Gross Internal Area: 905.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Approx. Gross Internal Area = 84.1 sq m / 905 sq ft  
Eaves = 9.1 sq m / 97 sq ft  
Total = 93.2 sq m / 1002 sq ft



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