



**Arnold Gardens, Palmers Green, London, N13**  
**Chain Free £580,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Arnold Gardens, Palmers Green, London, N13

Chain free three bedroom end of terrace house occupying the corner plot of Arnold Gardens and Chimes Avenue with potential to build an investment property to rear subject to usual consents. The property requires full modernisation.

Arnold Gardens is a popular residential turning between Chimes Avenue and Oakthorpe Road and is within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Finsbury Park and Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also a short walk away.

Enfield Council tax band E

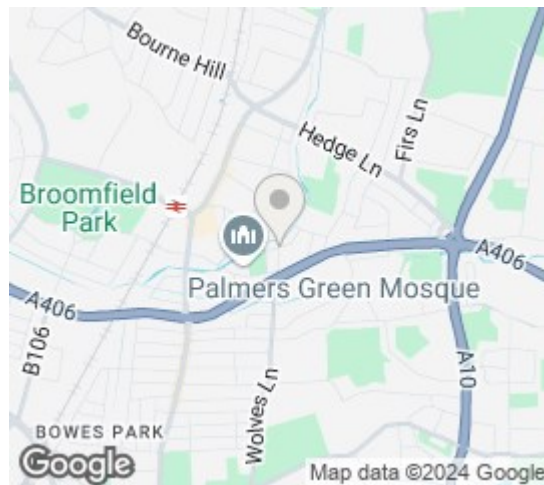
- Three bedrooms
- End of terrace house
- Two receptions
- Kitchen/diner
- Lean to/w.c
- First floor bathroom and separate w.c
- Two garages
- Front and rear gardens





# Arnold Gardens Palmers Green London N13 5JE

Tenure: Freehold  
Gross Internal Area: 1195.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		54	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 111.0 sq.m. (1195 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 efficiency can be given.  
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