



Palmerston Road, Wood Green, London, N22
£785,000 Freehold

Anthony Webb
ESTATE AGENTS

Palmerston Road, Wood Green, London, N22

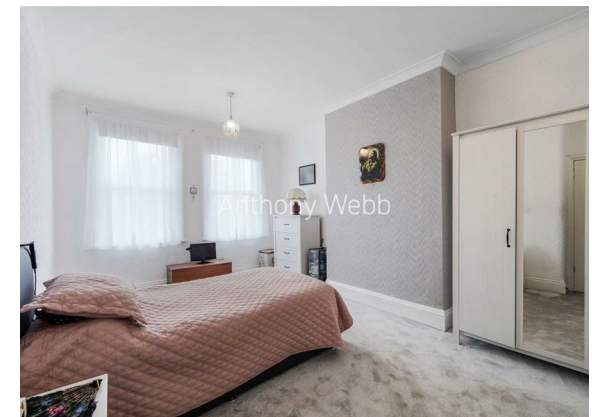
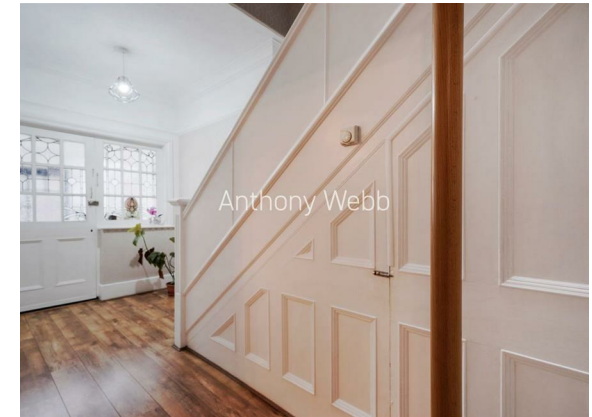
Well presented Edwardian four bedroom period family house offering in excess of 1500sq ft of well appointed living space over three original floors.

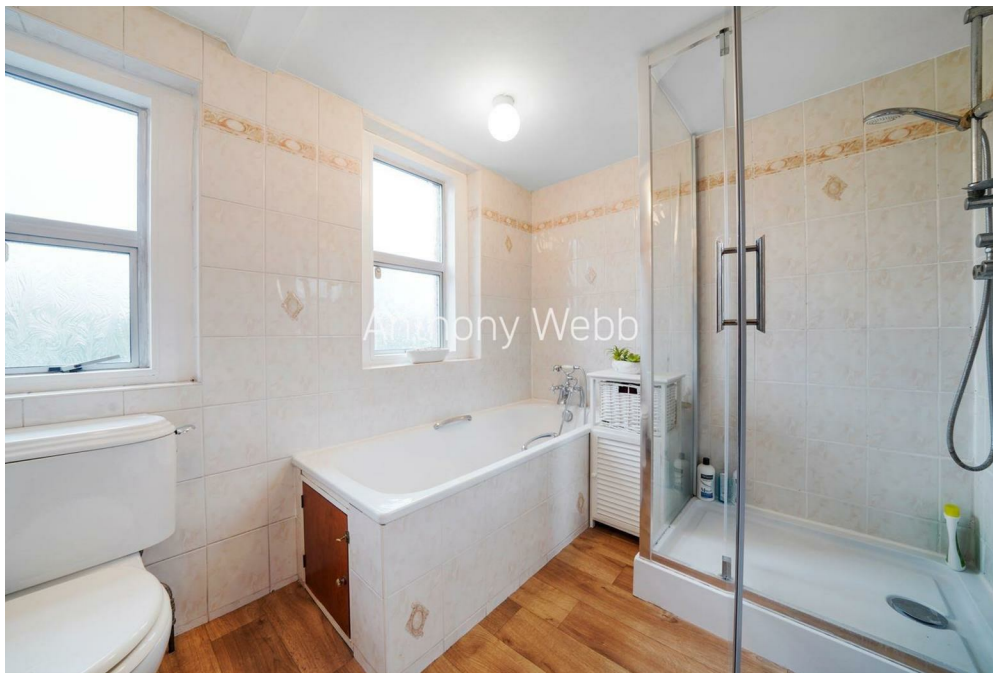
Palmerston Road runs parallel to Green Lanes and is conveniently located for local shops, restaurants, bars, bus routes and Bowes Park mainline station into Moorgate. There are several underground stations within a short bus ride including Wood Green, Bounds Green and Arnos Grove. Myddleton Road is also a short walk away with its thriving shops, monthly Sunday street market and superb sense of community leading to its being awarded London's best high street in 2016.

Porch leading to impressive entrance hallway with original front door and stained glass windows • Cellar • Spacious through lounge with bay window and door to rear garden • Modern kitchen/diner • Utility room • Ground floor w.c • First floor landing and stairs to original second floor • Family bath/shower room • Two double bedrooms and one single bedroom on first floor • Original second floor offers a fourth bedroom and access to loft space • Gas central heating • Paved hardstanding to front • Well maintained rear garden.

Enfield Council Tax Band E

- Four Bedrooms
- Edwardian Terrace House
- Through Lounge
- Modern Kitchen/ Diner
- Utility Room + W.C
- Bath/Shower Room
- Cellar
- Rear Garden





Palmerston Road Wood Green London N22 8RB

Tenure: Freehold
Gross Internal Area: 1518.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(17-38) 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



B100000693
TOTAL FLOOR AREA: 1518sq.ft (141.0 sq.m.) 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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