



New Park Avenue, Palmers Green, London, N13
£550,000 Freehold

Anthony Webb
ESTATE AGENTS

New Park Avenue, Palmers Green, London, N13

A 1930's style three bedroom terrace property offering a spacious through lounge, fitted kitchen, off street parking for two cars and rear garden.

New Park Avenue is a quiet residential turning located between Firs Lane and The Fairway within easy reach of local shops and Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm Wetlands park and popular primary school are also a short walk away. There are also excellent road links into London and beyond via the A10 and A406.

Porch leading to Hallway • Through lounge with bay window and doors to garden • Fitted galley kitchen with door to garden • Landing with cupboard and access to loft space with potential to convert • White bathroom suite • Two good size double bedrooms with fitted wardrobes/cupboards • Single bedroom • Double glazing • Gas central heating • Block paved off street parking to front • Rear garden with lawn area and flower and shrub borders.

Enfield Council Tax Band E

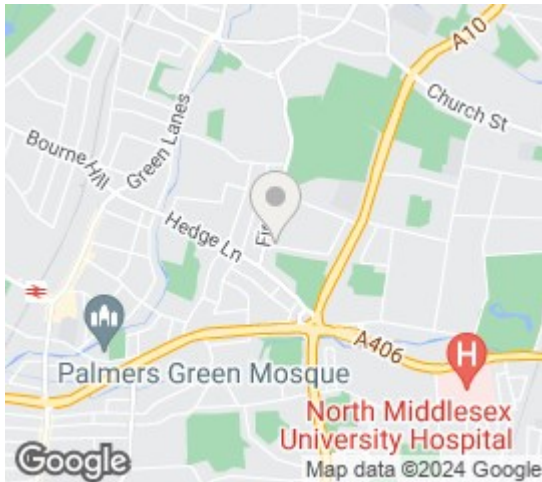
- Three bedrooms
- 1930s built terrace house
- Through Lounge
- Fitted kitchen
- First floor bathroom
- Double glazing/gas central heating
- Paved off drive to front
- Rear garden





New Park Avenue Palmers Green London N13 5LZ

Tenure: Freehold
Gross Internal Area: 786.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(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 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 786sq. ft. (73.0 sq.m.) approx.
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