



Anthony Webb

New Park Avenue, London, N13
Offers In Excess Of £600,000 Freehold

Anthony Webb
ESTATE AGENTS

New Park Avenue, London, N13

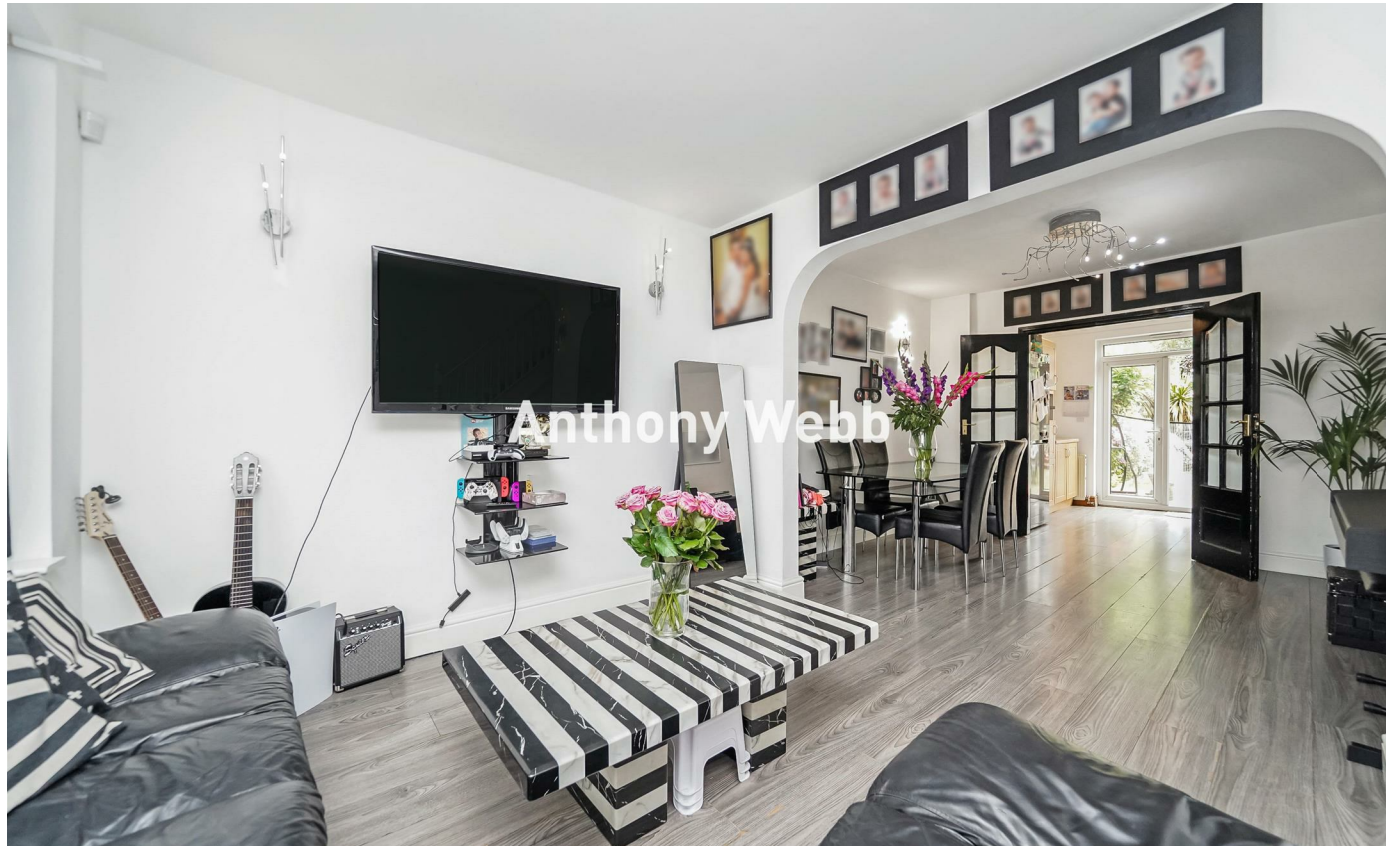
Well presented extended 1930s built end of terrace house which offers three bedrooms, kitchen/diner, two bath/shower rooms with off street parking and garden to rear.

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. Winchmore secondary school, Firs Farm primary school and Wetlands park are also a short walk away.

Porch • Spacious open plan through lounge with bay window • Modern kitchen/diner with doors to garden • Modern ground floor shower room • The first floor consists of two double bedrooms and one single bedroom • Loft space with potential to convert subject to usual consents • Modern family bathroom • Double glazing • Gas central heating • Block paved drive to front • Rear garden measuring 55ft x 22ft with large summer house.

Council Tax band E

- Three bedrooms
- 1930s built end of terrace house
- Through lounge
- Extended kitchen/diner
- Two bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear Garden





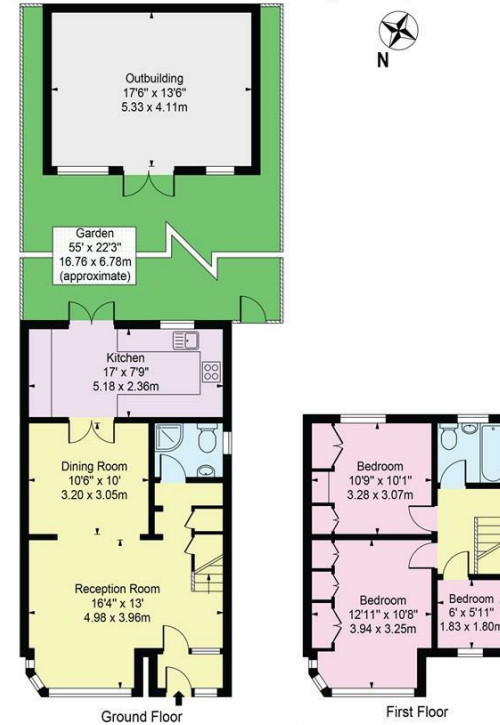
New Park Avenue London N13 5ND

Tenure: Freehold
Gross Internal Area: 892.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(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			

New Park Avenue, N13 5ND
Approx. Gross Internal Area 892 Sq Ft - 82.87 Sq M
(Excluding Outbuilding)
Approx. Gross Internal Area Of Outbuilding 236 Sq Ft - 21.91 Sq M



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