



**The Rowans, Palmers Green, London, N13**  
**Chain Free £675,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS



# The Rowans, Palmers Green, London, N13

A chain free four bedroom 1930s built semi-detached house with two receptions, conservatory, two bath/shower rooms, garage to rear and good size rear garden. The property has been well looked after and now requires updating.

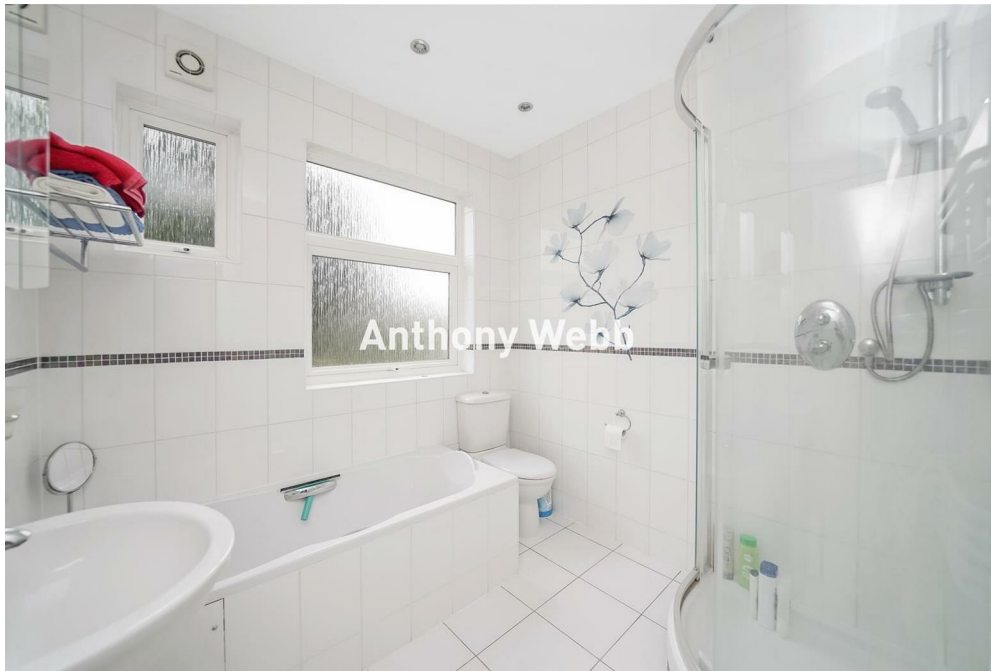
The Rowans is a quiet and small residential cul-de-sac turning located off Ash Grove and close to Palmers Green shops, restaurants, bus routes and mainline station into Moorgate. Southgate high road and underground station are also a short bus ride away. There are various green spaces nearby including Hazelwood recreation ground, Firs Farm Wetlands and the New River Path.

Enfield Council Tax Band E

- Four bedrooms
- Two receptions
- Conservatory
- Kitchen
- Double glazing/gas central heating
- Chain free
- Garage to rear
- Front and rear gardens



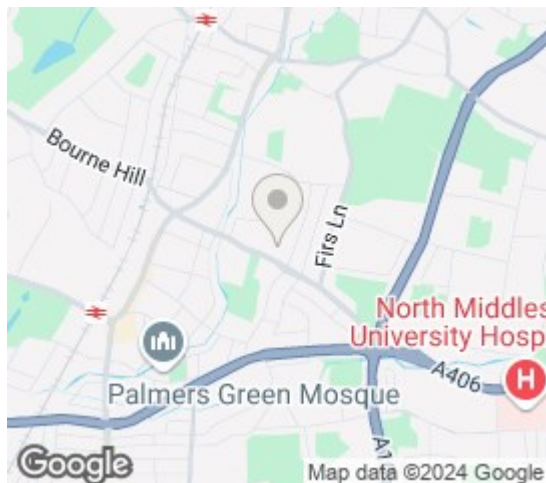






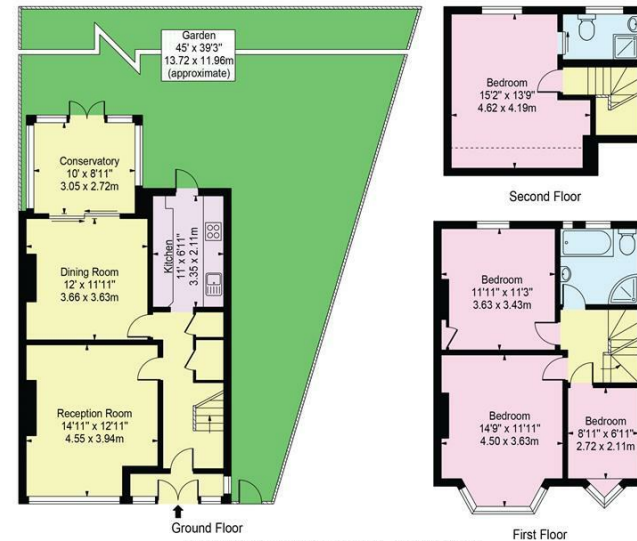
# The Rowans Palmers Green London N13 5AD

Tenure: Freehold  
Gross Internal Area: 1420.00 sq ft



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

The Rowans, N13 5AD  
Approx. Total Internal Area 1420 Sq Ft - 131.92 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 1394 Sq Ft - 129.51 Sq M  
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

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