



Park Avenue, Palmers Green, London, N13  
£949,995 Freehold

**Anthony Webb**  
ESTATE AGENTS



# Park Avenue, Palmers Green, London, N13

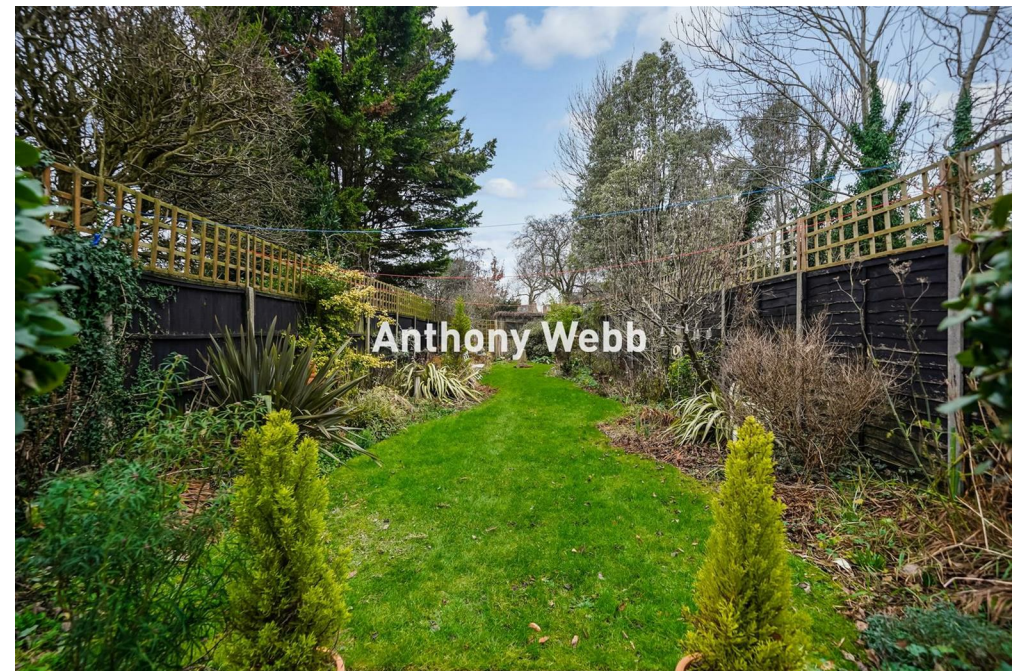
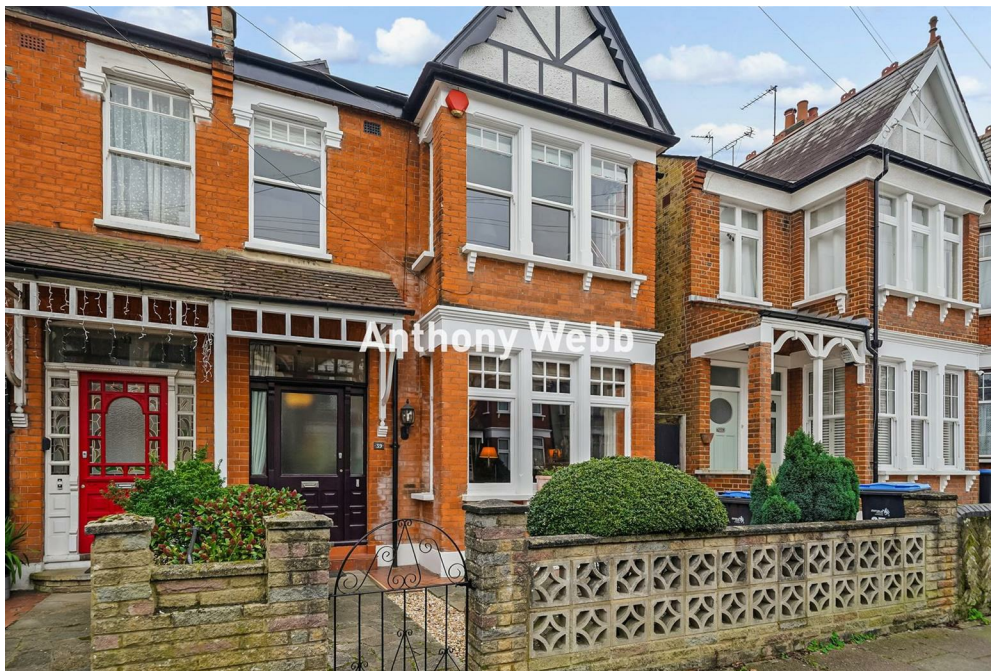
A splendid extended Edwardian end of terrace family home offering a perfect blend of classic charm and modern living. Spanning an impressive 1,864 square feet over three floors, the property boasts five bedrooms, an elegant reception room, a superb open plan kitchen/diner/living space, three modern well-designed bath/shower rooms, utility area, many period features and expansive 114-foot south-facing rear garden. Park Avenue is a popular residential turning located off Green Lanes a few minutes walk to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground is a short ride away via the W6 bus route. There are many green spaces nearby including Broomfield Park, Hazelwood recreational ground and the New River. Hazelwood Primary School is also a short walk away.

Enfield Council Tax Band E

- Five bedrooms
- Edwardian extended end of terrace house
- Living room with bay window
- Kitchen/diner/living space
- Three bath/shower rooms
- Utility area
- Many period features
- Front and south facing rear garden



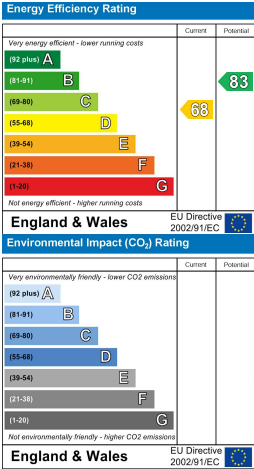




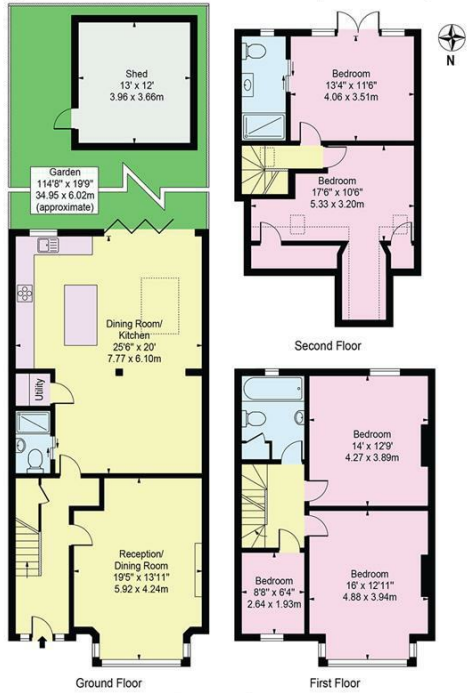


Park Avenue  
Palmers Green  
London  
N13 5PG

Tenure: Freehold  
Gross Internal Area: 1864.00 sq ft



Park Avenue, N13  
Approx. Gross Internal Area 1937 Sq Ft - 179.95 Sq M  
(Including Restricted Height Area & Excluding Shed)  
Approx. Gross Internal Area 1864 Sq Ft - 173.17 Sq M  
(Excluding Restricted Height Area & Shed)  
Approx. Gross Internal Area Of Shed 156 Sq Ft - 14.49 Sq M



For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

