



Park Avenue, Palmers Green, London, N13  
Chain Free £650,000 Freehold

**Anthony Webb**  
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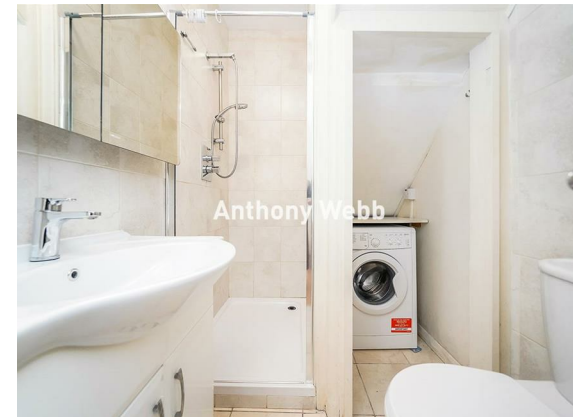
# Park Avenue, Palmers Green, London, N13

A chain free three double bedroom Edwardian terrace house offering in excess of 1200sq ft over two floors. The property benefits from two good size receptions, a kitchen/diner, two bath/shower rooms, double glazing, potential to extend to rear and into loft space, front garden and 70ft rear garden.

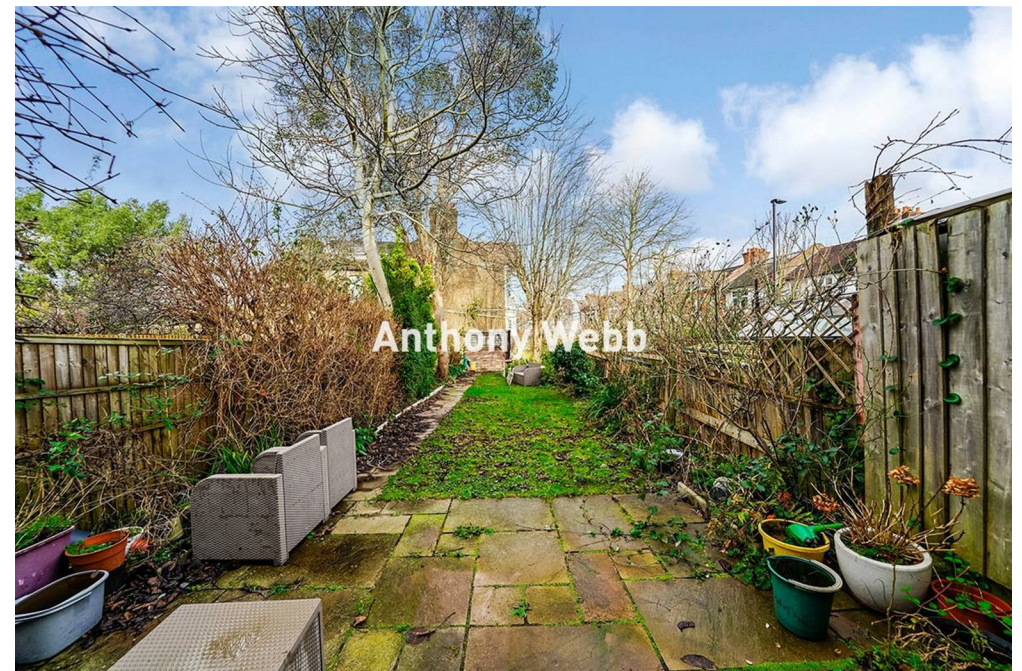
Park Avenue is a popular residential turning located off Green Lanes a few minutes walk to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground is a short ride away via the W6 bus route. There are many green spaces nearby including Broomfield Park, Hazelwood recreational ground and the New River. Hazelwood Primary School is also a short walk away.

Enfield council tax band T.B.C

- Three double bedrooms
- Edwardian terrace house
- Two receptions
- Kitchen/diner
- Two bath/shower rooms
- Double glazing/partial gas central heating
- Front and rear gardens
- Close to shops and transport







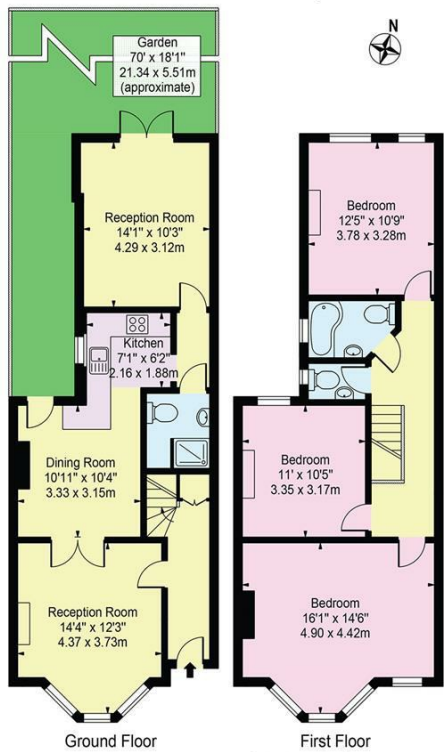
Park Avenue  
Palmers Green  
London  
N13 5PN

Tenure: Freehold  
Gross Internal Area: 1217.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-38) D		
(1-14) E		
(1-14) F		
(1-14) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Park Avenue, N13  
Approx. Gross Internal Area 1217 Sq Ft - 113.06 Sq M



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