

RIVER AVENUE

THOMAS
JAMES



This smart end of terrace three bedroom Edwardian house in Palmers Green has a stylish mix of original features and contemporary fixtures, fittings and decor. It occupies a prime location backing onto the New River canal and close to shops and stations.

River Avenue, N13

£750,000

Freehold

Elegant Period Features
Three Bedrooms
Spacious Open-Plan Living
Landscaped Rear Garden
Prime New River location
15 Minute Walk to Station

CT band: E
Council: Enfield
EPC rating: E

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The house has a smart front façade with a striking encaustic tiled path, a paved front garden, and an enclosed porch with double front doors and original leaded lights. This opens into an internal lobby and hallway with traditional panelling and chequered flooring. To the right is a spacious front living room which has wide sash windows, a welcoming original wood floor, a working fireplace with a marble mantelpiece, and bespoke built-in cupboards and shelving. Subtle grey décor gives the room a serene ambience. The second large living space on the ground floor is the open plan dining room and kitchen at the rear of the property, comprising two rooms connected by a wide opening, both with high gloss large format floor tiles, excellent natural light, and great garden views.

The kitchen has extensive fitted floor and wall cabinets in a contemporary Shaker-style and a combination of integrated and freestanding appliances. With windows on two walls and a large skylight this whole space is flooded with daylight. The dining room also has lovely natural light thanks to wide French doors that open onto the paved garden terrace. This stylish space easily accommodates a dining table and a sofa. Also on this floor is a contemporary cloakroom with a wall hung WC, and a full-height built-in hall cupboard.



The first floor is home to three bedrooms, two of which are large doubles with built-in wardrobes. All have elegant proportions and traditional features including wide sash windows, cornicing, and picture rails. The main bedroom at the front of the house also has a ceiling rose and an original cast-iron fireplace with ornate tiling. The second double bedroom at the rear overlooks the garden, whilst the third (single) bedroom has modern wall panelling and is currently used as a workspace.

The spacious family bathroom has a freestanding rolltop bath, a separate shower, and a traditional-style washbasin and WC. Two high level windows provide excellent natural light and ventilation, and the monochrome décor perfectly combines traditional style and the modern, with metro-tiled wall and Moroccan- patterned floor tiles.

The delightful rear garden is landscaped into three sections - a large raised terrace adjacent to the rear of the house, a central lawn with deep borders and mature planting including an attractive specimen tree, and a second paved terrace at the end with space for seating and a smart shed.



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LOCAL LIFE

River Avenue is a sought-after location, backing onto the New river canal and with easy access to the wide selection of shops, restaurants, transport links and other amenities in the popular nearby neighbourhood centres of Palmers Green and Winchmore Hill

Winchmore Hill station lies within a mile (a 15minute walk) and Palmer’s Green station is just a mile away. Both are on the same train line which has regular services to King’s Cross and Moorgate.

There’s a good selection of parks and green spaces within walking distance, including award-winning Firs Farm Wetlands, Broomfield Park, and Grovelands Park, and The property is in the catchment area for several good school including St Monica's Catholic Primary School.



LINKS

[Location >](#)

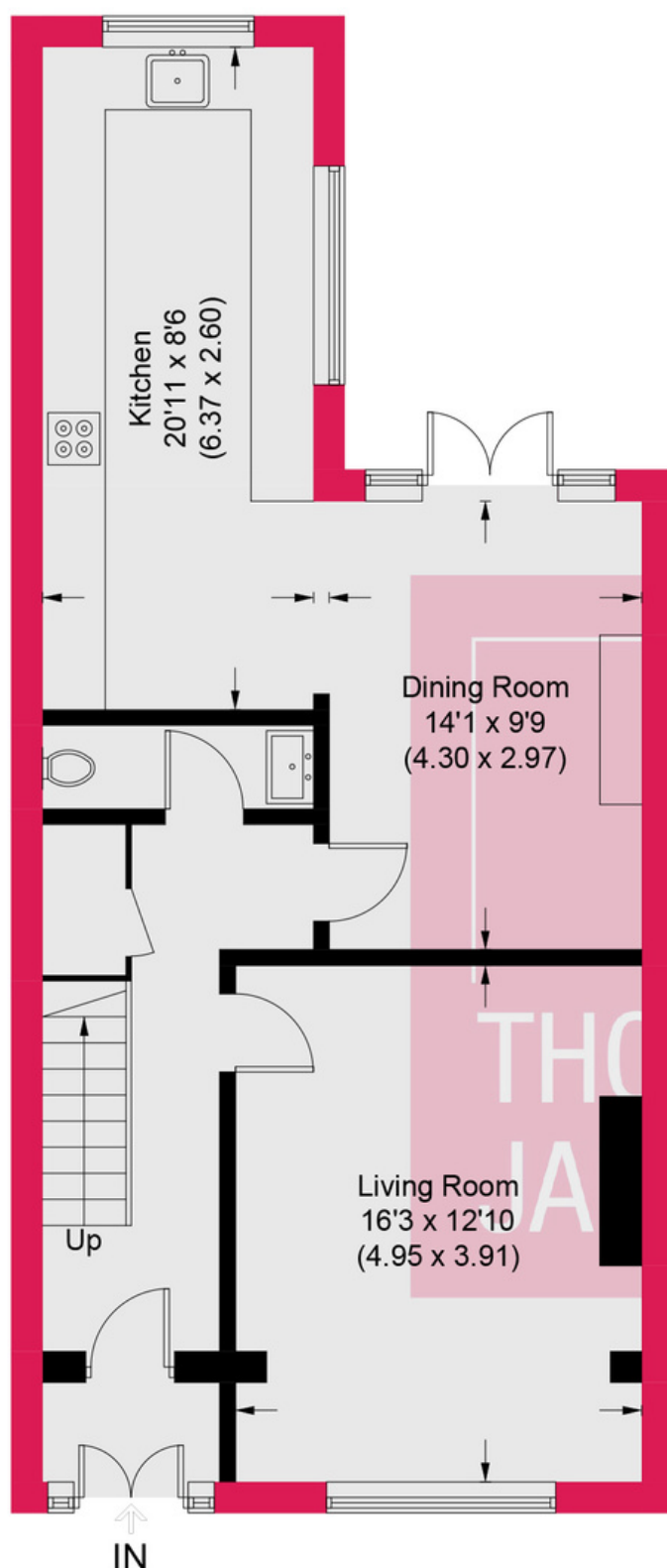
[Transport >](#)

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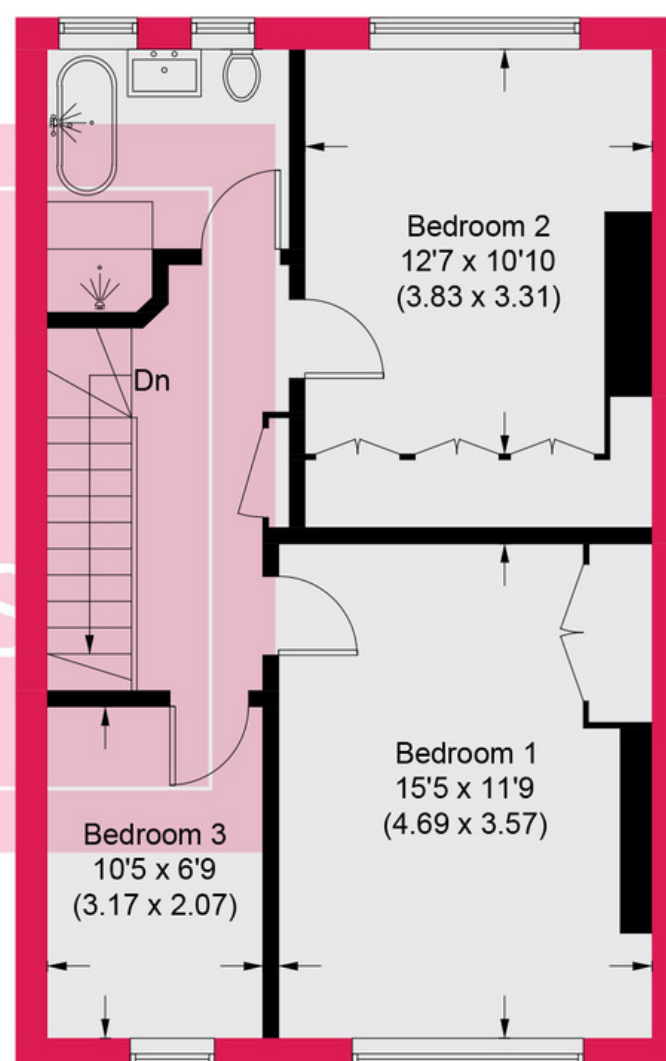
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Ground Floor
65.7 sq.m. (707 sq. ft.) approx.



First Floor
54 sq.m. (581 sq. ft.) approx.



TOTAL FLOOR AREA : 119.7 sq.m (1288 sq.ft.) approx.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1228751)