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trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent Google reviews 2006 to 2016



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Upsdell Avenue, London N13

£775,000 FOR SALE

House - Semi-Detached

4 2 2



Upsdell Avenue, London N13

£775,000

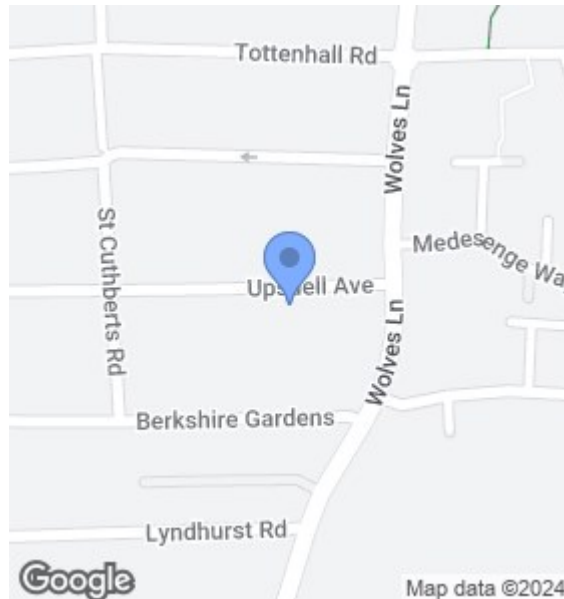
Description

FREEHOLD. A four bedroom semi-detached family home located on highly desirable road in Palmers Green, N13. The house has been maintained to an exceptional standard by its owner benefiting from a stunning SOUTH-FACING LANDSCAPED GARDEN and DRIVEWAY for two cars. Internally the house comprises of a large living room, stylish kitchen with separate dining room, three double bedrooms, one single bedroom, and two contemporary bathrooms with side and rear insulation. A unique feature is the BRICK BUILT OUT-HOUSE/STUDIO in the garden, ideally positioned to be an office/workshop studio.

Conveniently located within close proximity to the amenities of Palmers Green and Wood Green, as well as the transport links: Bowes Park National Rail & Wood Green tube (20/25 mins into City/West End).

Key Features

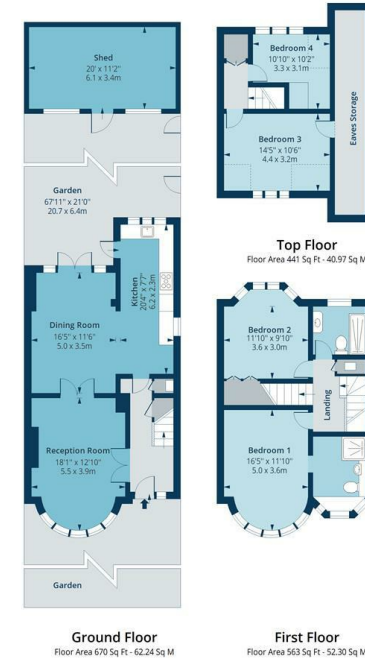
Tenure	Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Enfield
Council Tax	F



Floorplan

Upsdall Avenue, N13

Approx. Gross Internal Area 1674 Sq Ft - 155.51 Sq M (Excluding Shed)
Approx. Gross Internal Area 1897 Sq Ft - 176.23 Sq M (Including Shed)



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
lpeplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.