

**£595,995**

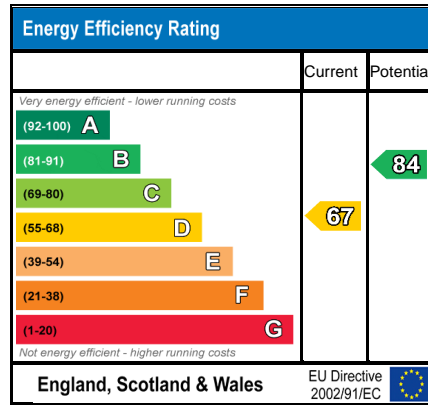
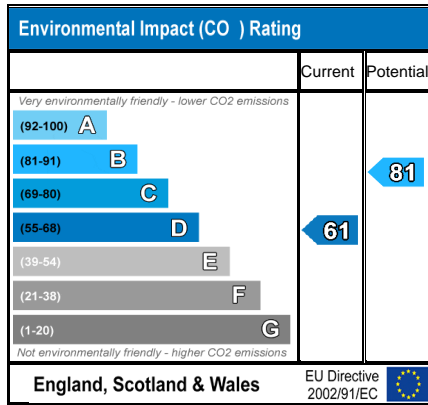
**Arnold Gardens, Palmers Green, N13**



- Period Features
- Garden
- Lovely Residential Street
- Bright
- Spacious

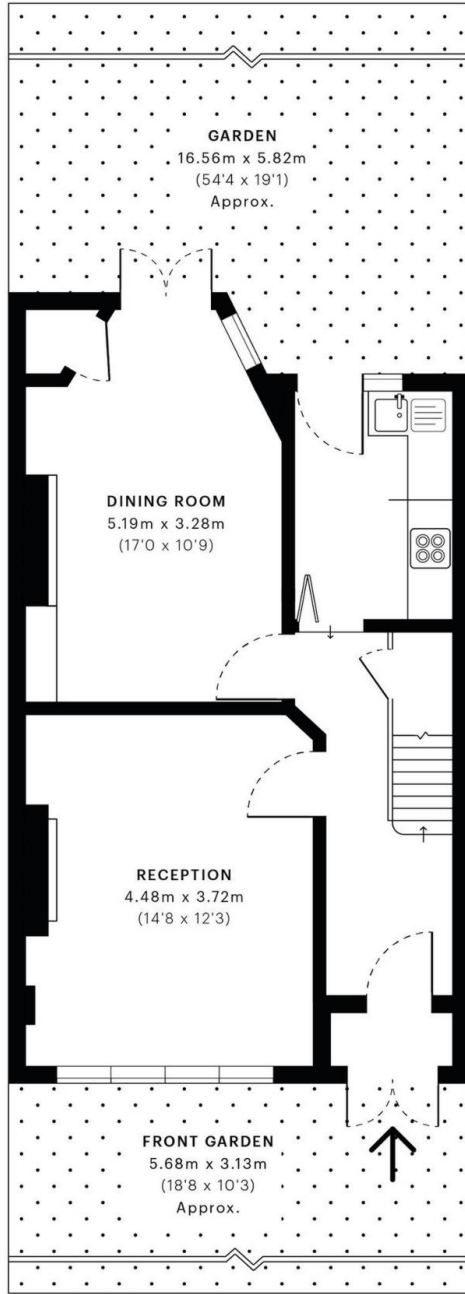
An attractive, three bedroom family home situated on this desirable residential turning close to Green Lanes in Palmers Green and all local the shopping / transport facilities. Retaining many period features including, fireplace, high ceilings and cornicing, the property would now benefit from some general updating.

# Arnold Gardens, Palmers Green, N13



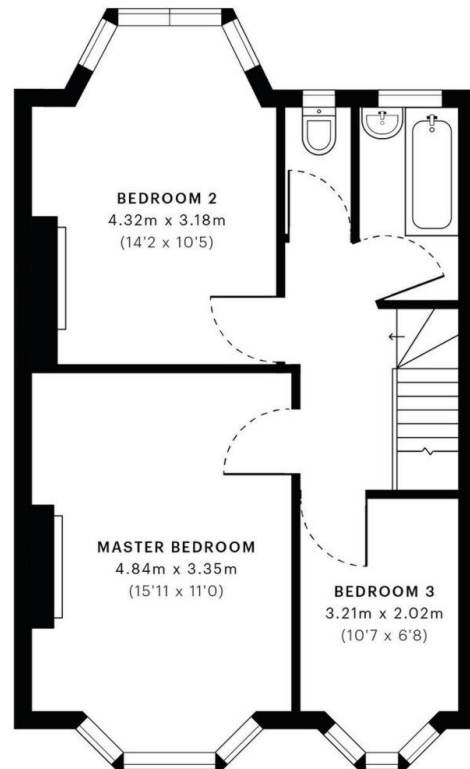


GROSS INTERNAL AREA  
96.4 Sqm / 1037.9 Sqft



— Ground Floor

**KITCHEN**  
3.08m x 2.04m  
(10'1 x 6'8)




— First Floor

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 GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
**96.4 Sqm / 1037.9 Sqft**

 NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
**87.2 Sqm / 938.3 Sqft**

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL  
93.3 Sqm / 1004.5 Sqft

IPMS 3C RESIDENTIAL  
88.0 Sqm / 947.0 Sqft

SPEC ID  
5eb91e983b67b009f86fc3c

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS ROCHESTER PLACE

161 Kentish Town Road, Camden, London, NW1 8PD T: 020 7284 4747 E: [info@rochesterplace.co.uk](mailto:info@rochesterplace.co.uk) W: [www.rochesterplace.co.uk](http://www.rochesterplace.co.uk)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.