



River Avenue, N13

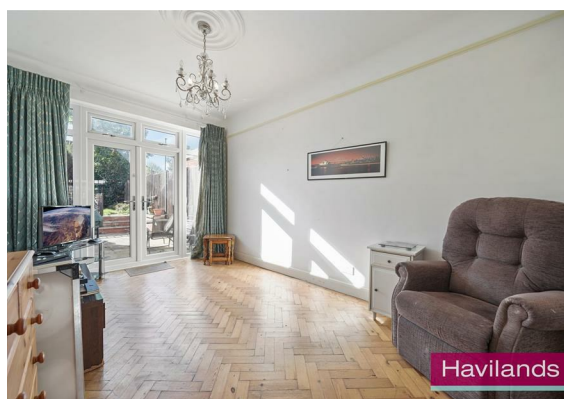
£675,000

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- Three Bedroom Terrace Property Offering 1,346 Sq Ft of Living Space
- Period Features
- 52 Ft Westerly Facing Garden
- Convenient for Both Winchmore Hill and Palmers Green National Rail (Moorgate approx. 25 Mins)
- Winchmore Hill / Palmers Green Borders Close to Amenities Along Green Lanes
- In Catchment for Highfield Primary (OUTSTANDING) and Winchmore Secondary Schools



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are delighted to offer for sale this CHARMING, THREE BEDROOM, TERRACED PROEPRTY on River Avenue N13. Offering 1,346 sq ft of living space the property benefits from period features throughout and garden extending to 52ft. The property itself is comprised of two reception rooms, kitchen, utility and downstairs w/c on the ground floor. Up on the first floor there are three bedrooms and family bathroom. Outside the Westerly facing garden extends to 52ft. Ideally located on the Winchmore Hill/ Palmers Green borders close to an abundance of shops, cafes and amenities along Green Lanes and convenient for both Winchmore Hill and Palmers Green National Rail (Moorgate approx. 25 mins). The property is also close to several green spaces including Firs Farm Wetlands and Broomfield Park. For families the property is in catchment for Highfield Primary (OUTSTANDING) and Winchmore Secondary schools. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: E (2026/27 £2,771.60)

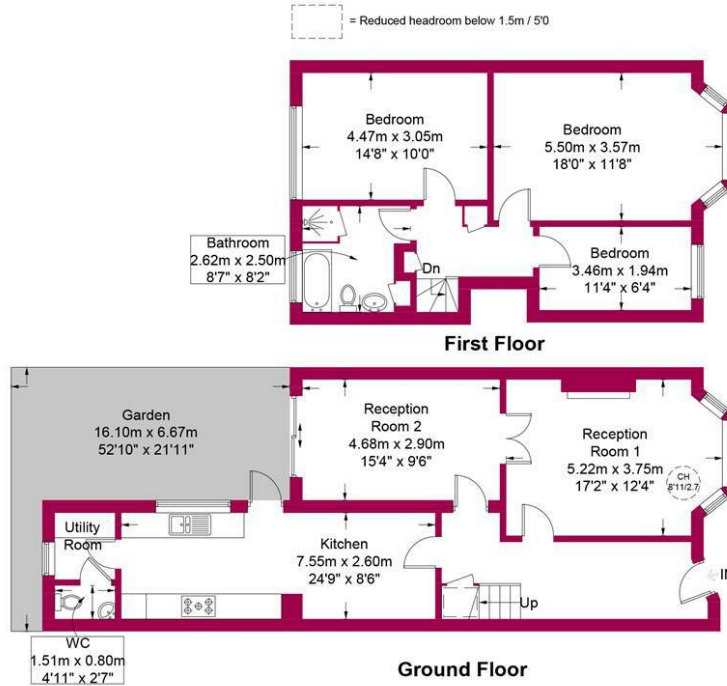
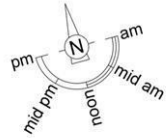
EPC: Currently 72C Potentially 81B

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Approximate Gross Internal Area = 1346 sq ft / 125.1 sq m

Restricted Height = 7 sq ft / 0.7 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		<b>72</b>	<b>81</b>

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY



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