



**The Crest, Palmers Green, London, N13**  
**£700,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# The Crest, Palmers Green, London, N13

An extended four bedroom Edwardian family home offering 1459sq ft of living space over three floors. The property that requires updating benefits from a spacious through lounge, extended kitchen, two bath/shower rooms and 70ft rear garden.

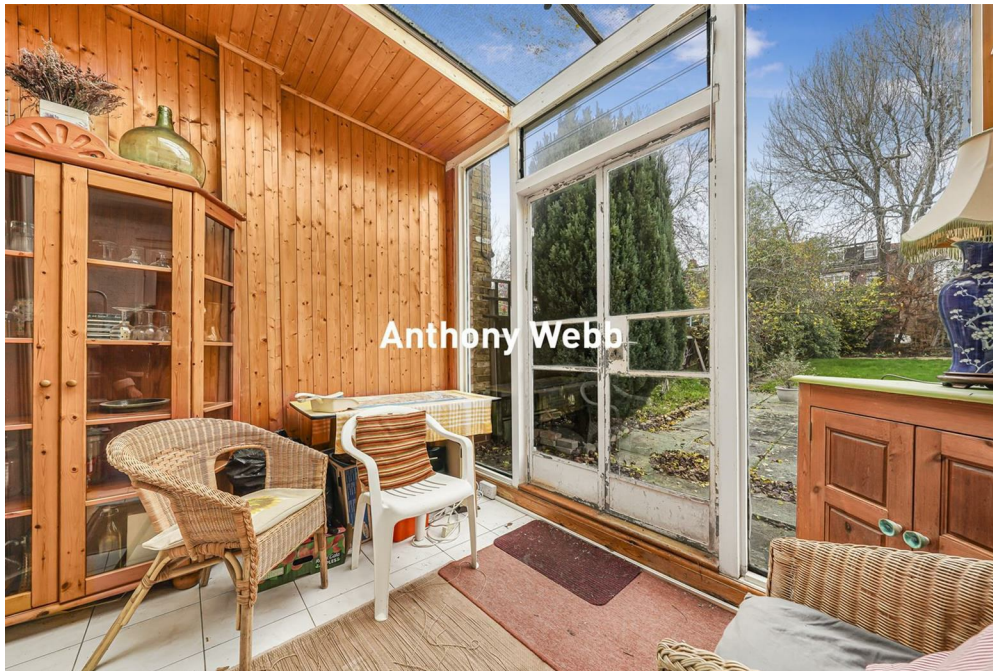
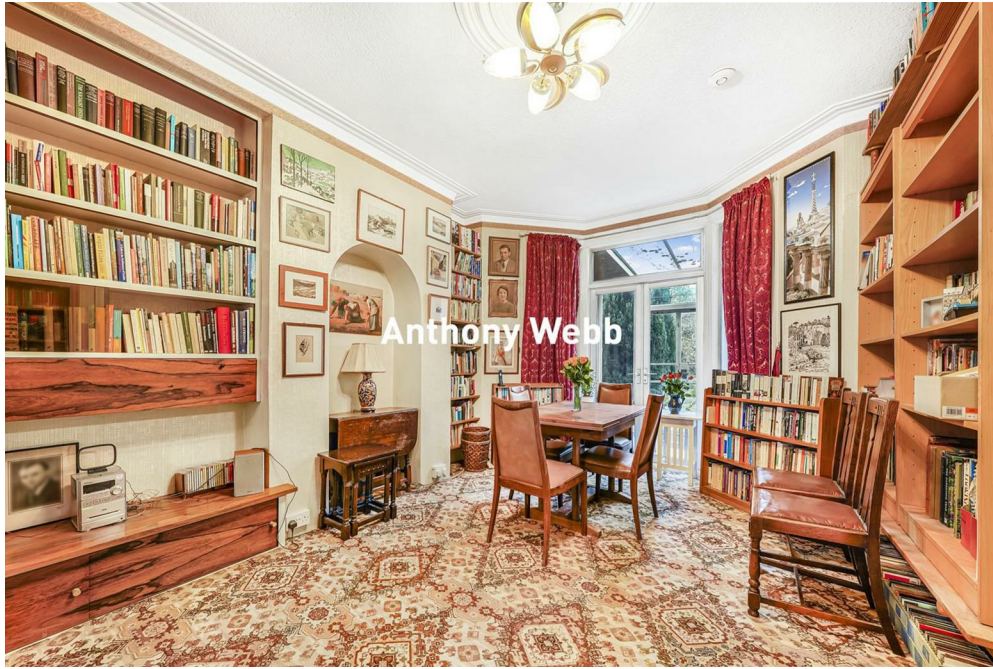
The Crest is a most desirable residential turning located between The Grove and Riverway. The property is a short walk to Green Lanes shops, restaurants and Palmers Green mainline station into Moorgate. Green spaces are well catered for with Broomfield Park, Hazelwood Recreation Ground and the New River within a few minutes walk. The property falls within the Hazelwood Primary School catchment area.

Hallway with original tessellated tiled floor, coving and staircase to first floor • Through lounge with original ceiling features, feature fireplace and bay window • Extended Kitchen with door to lean and garden • First floor landing with stairs to converted loft • Two good size double bedrooms and one single bedroom • Family bathroom • Further double bedroom with en-suite shower room and eaves storage space • Gas central heating • Double glazing • Front garden and rear garden with paved patio areas and lawn area.

Enfield Council Tax Band E

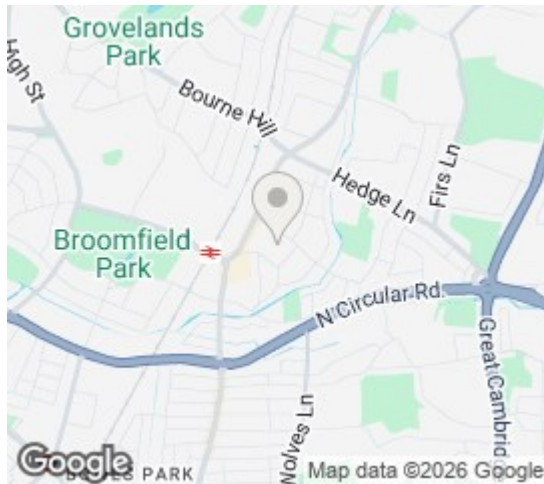
- Four bedrooms
- Edwardian terrace house
- Through lounge
- Extended kitchen and lean to
- Two bath/shower rooms
- Double glazing/gas central heating
- Period features
- Front and rear gardens



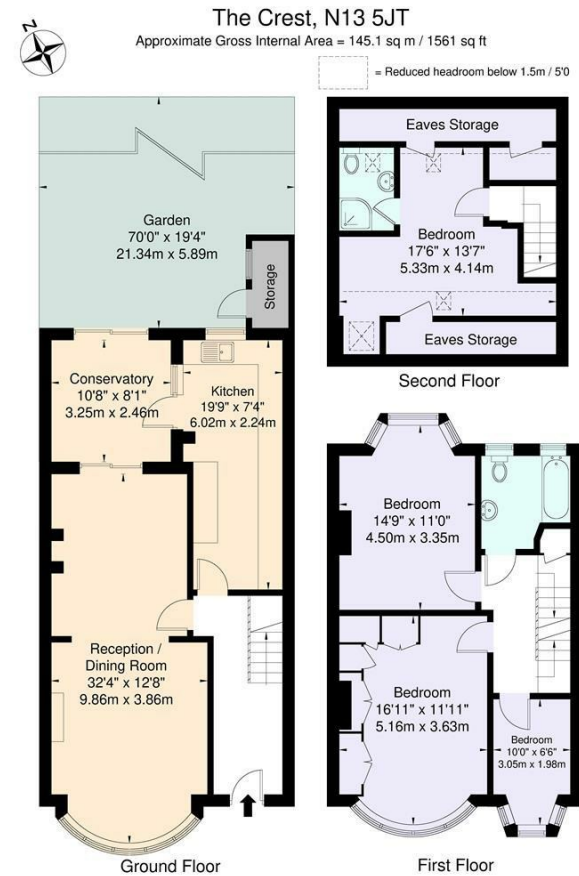


# The Crest Palmers Green London N13 5JT

Tenure: Freehold  
Gross Internal Area: 1459.00 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		63	71
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



For Illustration Purposes Only - Not To Scale

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