



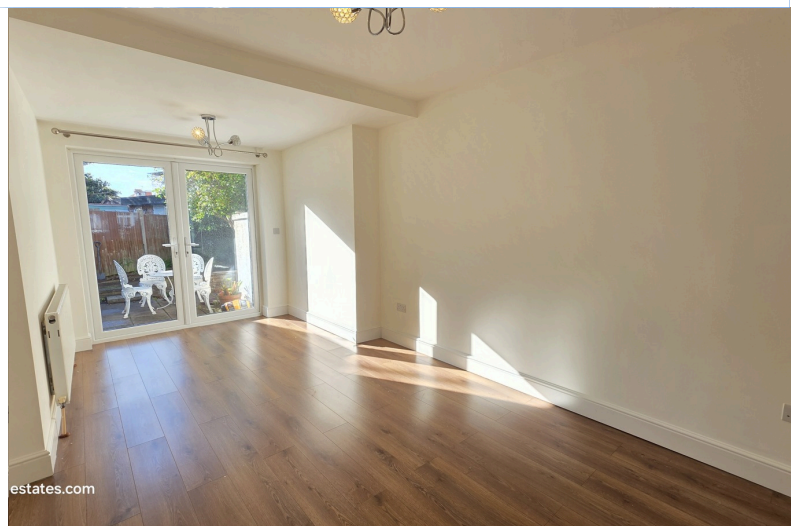
BRITISH
PROPERTY
AWARDS

2021
2024



GOLD WINNER

ESTATE AGENT
IN BARNET



£2,450 pcm

New Park Avenue, Palmers Green N13

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

**WELL PRESENTED 3
BEDROOM END OF
TERRACED HOUSE**

WOODEN FLOORING

**MODERN FITTED KITCHEN
WITH APPLIENCES**

2 BATHROOMS

QUARTZ WORK TOP

DOUBLE GLAZED - GCH

Mantlestates

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Located in Palmers Green, this 3-bedroom, 2-bathroom end-of-terrace house offers a comfortable living space with two reception rooms. The property features a modern fitted kitchen complete with appliances and quartz worktops, providing a functional and stylish cooking area. Wooden flooring runs throughout the home, enhancing its clean and contemporary feel.

The house is double-glazed and benefits from gas central heating, ensuring warmth and energy efficiency. The two bathrooms are well-appointed, with one featuring a bathtub and the other a shower, catering to various preferences.

Outdoor space includes a small garden area, ideal for enjoying some fresh air. The property also boasts a garage and off-street parking, providing convenience and security for vehicle owners.

Situated with easy access to major roads such as the A10, M25, and A406, this home is well-connected for commuting and travel. The surrounding area offers a range of amenities, including shops, schools, and parks, making it a practical choice for families and professionals alike.

Available now, this property presents a great opportunity for those seeking a well-maintained home in a convenient location.

PORCH: 2' 08" x 5' 03" (0.81m x 1.60m)

Double-glazed front door, tiled flooring.

ENTRANCE HALL: 13' 00" x 5' 03" (3.96m x 1.60m)

Wooden flooring, radiator, under-stairs storage cupboard.

THROUGH-LOUNGE: 30' 09" x 11' 00" (9.37m x 3.35m)

THROUGH LOUNGE: 30'09" x 11'00" > 10'06" > 8 '00" Semi bay double glazed window to front aspect, double glazed doors to garden, wooden flooring, radiators x 2.

KITCHEN-DINER: 9' 05" x 16' 03" (2.87m x 4.95m)

KITCHEN DINER: 6'09" x 6'00" < 9'05" x 10.02 < 16.03" Double glazed window to rear aspect, double glazed door to garden, wall, and floor standing units, quartz worktop, spotlights, double sink with mixer tap, fitted dishwasher, electric hob, extractor, electric oven, fitted microwave, fitted fridge freezer, tiled floor, radiator.

LOBBY: 2' 07" x 6' 09" (0.79m x 2.06m)

Washing machine, tiled walls, tiled floor.

GROUND FLOOR BATHROOM: 7' 00" x 6' 09" (2.13m x 2.06m)

Double glazed window to side aspect, bath with side door and shower attachment, wash hand basin in vanity unit with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor, spotlights.

GARAGE: 15' 08" x 10' 07" (4.78m x 3.23m)

Radiator, lighting, power points.

LANDING: 6' 00" x 7' 00" (1.83m x 2.13m)

Double glazed window to side aspect, carpet, loft access.

SHOWER ROOM 5' 05" x 5' 10" (1.65m x 1.78m)

Double-glazed window to rear aspect, walk-in shower, low-level flush water closet, heated towel rail, extractor, tiled walls, tiled flooring, and spotlights.

REAR BEDROOM: 12' 02" x 10' 07" (3.63m x 3.23m)

Double glazed window to rear aspect, wooden flooring, radiator.

FRONT BEDROOM: 12' 05" x 10' 05" (3.78m x 3.17m)

Double-glazed window to front aspect, wooden flooring, radiator.

FRONT BEDROOM: 9' 01" x 6' 00" (2.77m x 1.83m)

Double-glazed window to front aspect, wooden flooring, radiator.

GARDEN: 30' 00" x 20' 00" (9.14m x 6.10m)

Triangular garden, Paving slabbed.

FRONT:

Off-street parking for one car

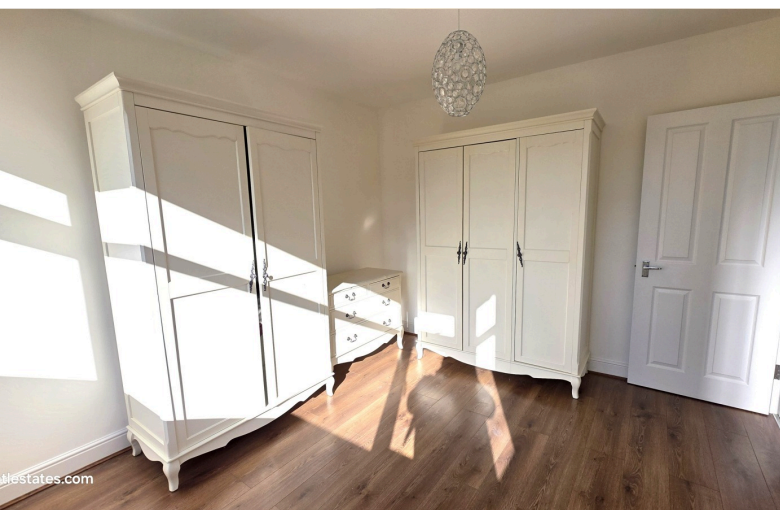
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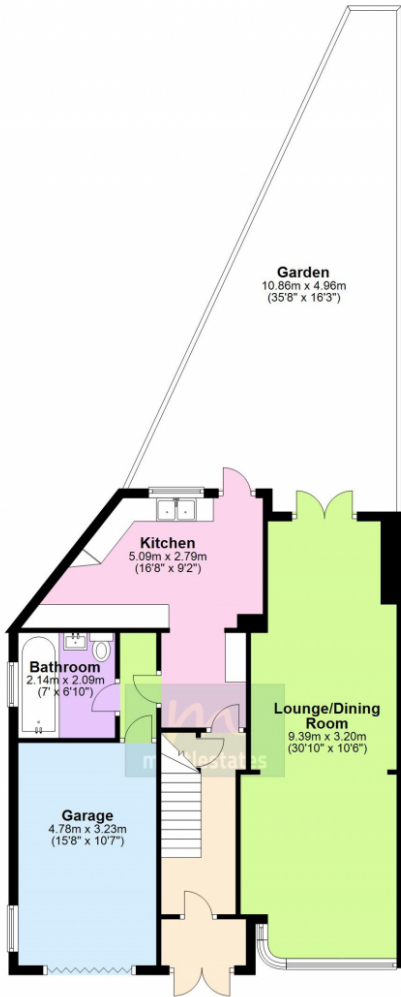




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

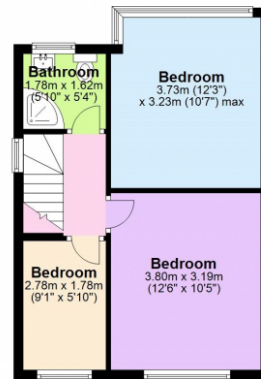
Ground Floor

Main area: approx. 75.5 sq. metres (812.7 sq. feet)
Plus garden: approx. 36.8 sq. metres (395.9 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Main area: Approx. 112.6 sq. metres (1211.7 sq. feet)
Plus garden: approx. 36.8 sq. metres (395.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.