

**FOR SALE**



**Avondale Road, Palmers Green, London, N13**  
**Offers In Excess Of £400,000 Leasehold - Share of Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Avondale Road, Palmers Green, London, N13

Well presented three bedroom first floor Victorian maisonette with own entrance, oak wood floors, loft space, Share of Freehold and own section of private rear garden.

Avondale Road is a popular residential turning close to both Palmers Green and Winchmore Hills shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is a short ride away via the W6 bus route. There are many green spaces nearby including Broomfield Park and Grovelands Park.

No ground rent or service charges • Front garden with original wall • Own front door and hallway with stairs to first floor • Spacious first floor landing with stairs down to own section of rear garden and access to loft space with potential to convert • Living room with bay window • Kitchen/diner • Bathroom • Two double bedrooms • Single bedroom/study • Double glazing • Gas central heating • Private rear garden measuring 30ft x 8.5ft with shed.

- Victorian maisonette
- First floor
- Living room
- Kitchen/diner
- Three bedrooms
- Close to shops/transport
- Own front door
- Own rear garden



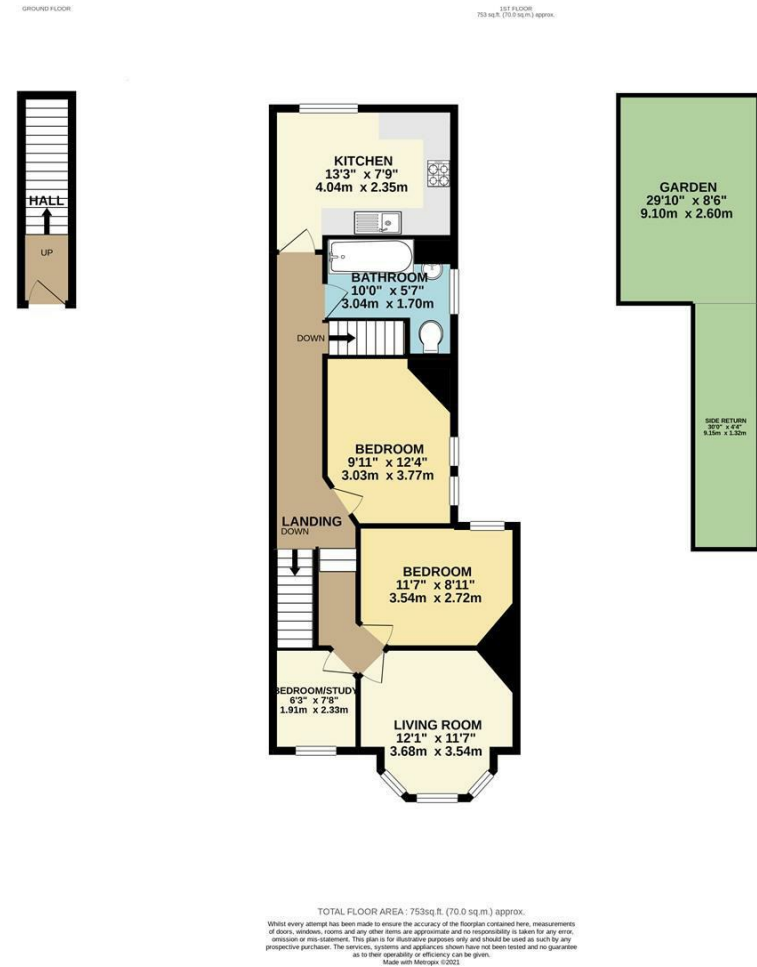


# Avondale Road Palmers Green London N13 4DU

Tenure: Leasehold - Share of Freehold  
Gross Internal Area: 753.00 sq ft



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>		57	66
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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