

FOR SALE



Wolves Lane, Palmers Green, London, N13
£775,000 Freehold

Anthony Webb
ESTATE AGENTS

Wolves Lane, Palmers Green, London, N13

Newly renovated and beautifully presented three storey semi-detached house offering five good size bedrooms, a study, two bath/shower rooms, off street parking for three cars and a garage to side.

Wolves Lane is ideally located for Green Lanes shops, restaurants, bus routes and several stations including Wood Green underground station (Piccadilly) and Palmers Green mainline station 30 minutes into Moorgate. There are several good primary schools nearby including Oakthorpe and St Michael at Bowes CofE.

Spacious hallway and porch • Good size living room with bay window and wood floor • Dining room with wood floor and doors to garden • Modern fitted kitchen • Three good size bedrooms and modern bathroom on the first floor • New loft conversion consists of two double bedrooms, a study and a modern shower room • Double glazing • Gas central heating • Block paved drive to front for three cars • Garage to side • Rear garden.

- Five bedrooms and study
- Two receptions
- Modern kitchen
- Two bath/shower rooms
- Excellent condition
- Off street parking
- Garage to side
- Rear garden





Wolves Lane Palmers Green London N13 6DT

Tenure: Freehold
Gross Internal Area: 1604.00 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			
(39-54) E		39	52
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		35	47
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1604sq.ft. (149.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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