

FOR SALE



Sidney Avenue, Palmers Green, London, N13
£285,000 Share of Freehold

Anthony Webb
ESTATE AGENTS



Sidney Avenue, Palmers Green, London, N13

Beautifully presented first floor one bedroom converted flat located off Green Lanes, close to shops, restaurants, bus routes and stations including Palmers Green, Bowes Park and Wood Green underground.

The property benefits from a spacious open-plan living/kitchen space with appliances, double bedroom, spacious modern bath/shower room, double glazing, gas central heating and laminate flooring throughout.

- One bedroom
- Converted flat
- Beautifully presented
- Modern kitchen/bathroom
- Close to Bowes Park Station
- Close to shops/bus routes



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	76
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		76	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



348 Green Lanes, Palmers Green, London N13 5TJ
 020 8882 7888
 palmersgreen@anthonywebb.co.uk
 anthonywebb.co.uk



TOTAL APPROX. FLOOR AREA 398 SQ.FT. (37.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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