

**FOR SALE**



**Chimes Avenue, Palmers Green, London, N13**  
**Offers In Excess Of £300,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Chimes Avenue, Palmers Green, London, N13

Well presented one bedroom converted flat occupying the entire first floor of this period corner property with views over Oakthorpe Sports Ground. Ideal for first time buyers or buy to let investors.

Chimes Avenue is well located for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. There a plenty of green spaces/walks nearby including Broomfield Park, Hazelwood recreation ground and the New River.

Communal ground floor entrance • Spacious living room with large bay window and high ceilings • Bright and spacious kitchen • Double bedroom with large bay window • Bathroom with separate w.c • Landing with large window and access to loft space which has the potential to convert • Gas central heating • Mostly double glazed • 100 years+ lease remaining.

- One bedroom flat
- First floor conversion
- Spacious living room
- Kitchen
- Bathroom
- Loft space
- Opposite green space
- Close to shops/station



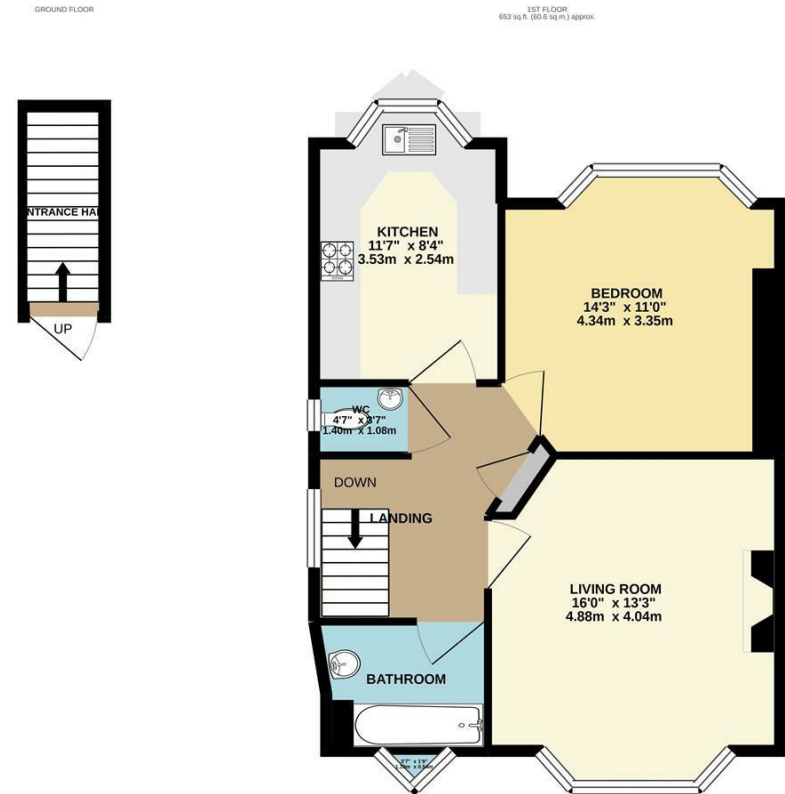


# Chimes Avenue Palmers Green London N13 5HX

Tenure: Leasehold  
Gross Internal Area: 646.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
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) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA - 646sq.ft. (60.0 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 is given for their operability or efficiency can be given.  
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