



Greenwood Gardens, N13 5RT

£600,000 FREEHOLD

This well-presented three-bedroom terraced house offers comfortable living with excellent amenities nearby. The property features two inviting reception rooms, a fitted kitchen that opens onto a private rear garden, three well-proportioned bedrooms, and a modern family bathroom. Additional benefits include double glazing, gas central heating, and fitted carpets throughout. Nestled between Palmers Green and Winchmore Hill, this home enjoys easy access to both Palmers Green and Winchmore Hill railway stations. It is also located within the sought-after catchment area for St Monica's School, making it an ideal choice for families. With its blend of character, convenience, and potential, this home is a fantastic opportunity not to be missed.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Greenwood Gardens, Palmers Green, London, N13

Approximate Area = 905 sq ft / 84 sq m

Outbuilding = 35 sq ft / 3.2 sq m

Total = 940 sq ft / 87.2 sq m

For identification only - Not to scale



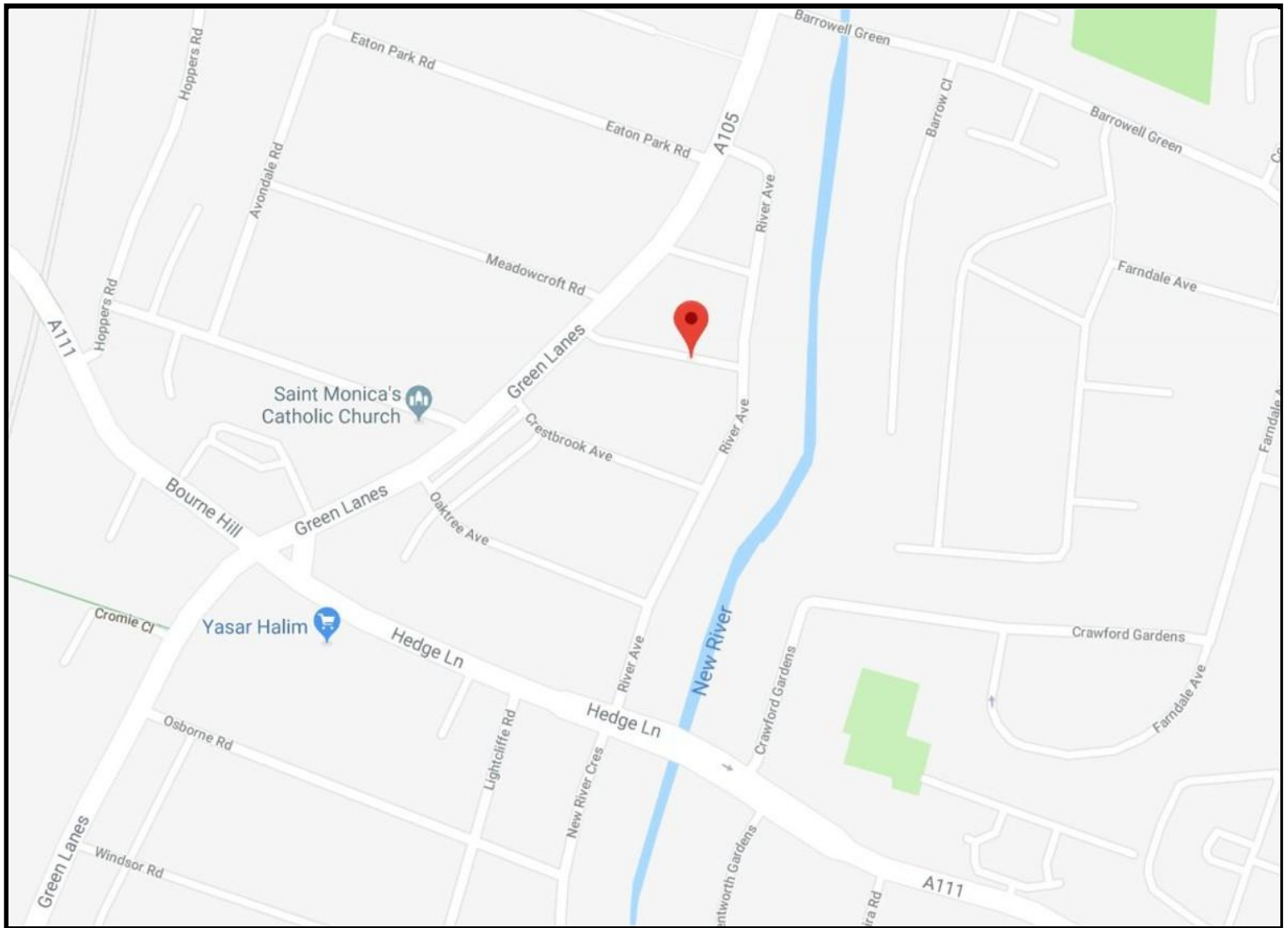
GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Wilkinson Byrne. REF: 1225740






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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