



## River Avenue, N13    £700,000 *Freehold*

### KEY FEATURES

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An extended terraced house in a sought-after location, within easy reach of both Palmers Green and Winchmore Hill Overground stations (serving Moorgate via Finsbury Park), as well as the wide range of shops and popular eateries along Winchmore Hill Broadway. Offered for sale chain-free, the property provides just over 1,300 sq. ft of well-proportioned accommodation. On the ground floor, there is a spacious reception room to the front of the house, featuring a bay window and a coal-effect feature fireplace, which creates a warm and welcoming atmosphere. To the rear is a second reception room, ideal as a formal dining room and separated by double doors. Both rooms benefit from attractive parquet wood flooring.

- Extended Terraced House in a Sought-After Location
- Offered Chain-Free
- In Easy Reach of Palmers Green and Winchmore Hill Overground Stations to Moorgate (via Finsbury Park)
- Two Reception Rooms with Wooden Parquet Flooring
- Open-Plan Kitchen/Dining Room
- Utility Room and Ground Floor WC
- Well-Proportioned Bedrooms
- 54'1 Long Rear Garden



### Palmers Green

020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

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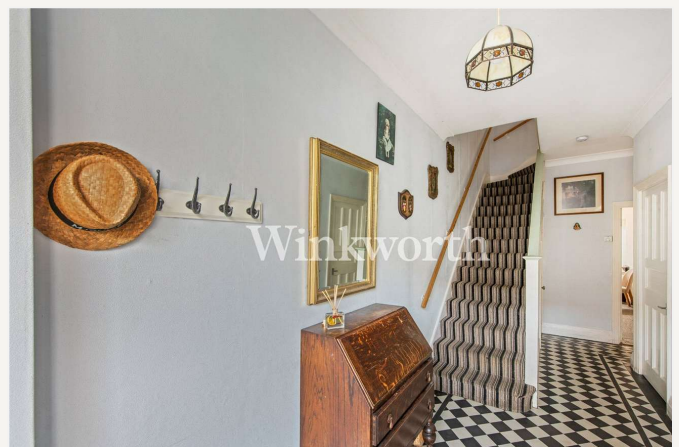
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The extended kitchen/diner offers an extensive range of wall and base units, integrated appliances, and ample space for a dining table. A skylight in the kitchen area draws in plenty of natural light, while a door at the rear leads through to a utility room and a WC. The first floor comprises three well-proportioned bedrooms, two of which are generous doubles, along with a family bathroom fitted with a four-piece suite. Externally, the property features a 54'1 garden with a spacious paved patio and a lawn, providing an ideal outdoor space for relaxation and entertaining. The garden can be accessed from the kitchen and rear reception room, making it ideal for entertaining during the summer months.

The location falls within the catchment for St. Monica's Primary School in Southgate (by proximity to St. Monica's Church (located on the corner of Green Lanes and Stonard Road)). The popular Highfields Primary school is also in easy reach. We highly recommend a viewing to fully appreciate the space, layout, and charm this lovely home has to offer.







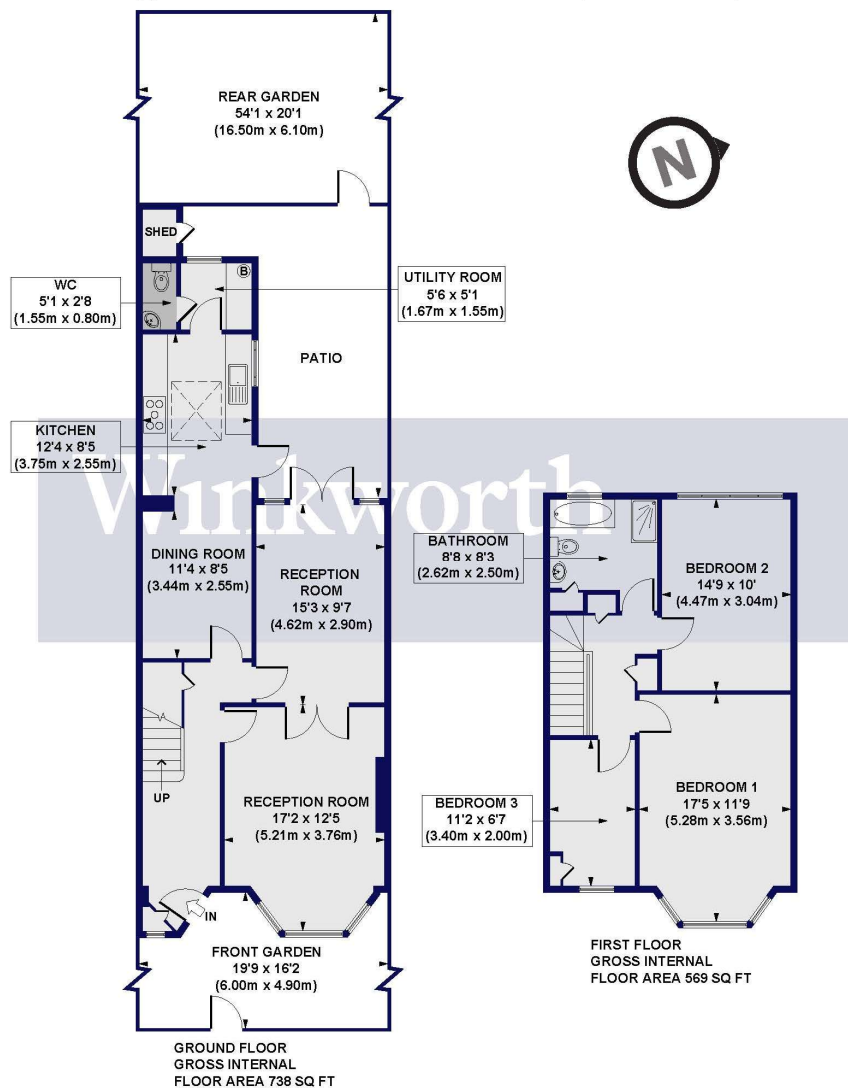
## MATERIAL INFO

**Tenure:** Freehold

**Council Tax:** London Borough of Enfield – Band E

**EPC rating:** To be confirmed

**River Avenue, N13**  
**Approx. Gross Internal Floor Area 1307 sq. ft / 121.44 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

**Palmers Green**

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