



## Riverway, N13

£700,000 *Freehold*

A spacious end-of-terrace family home situated in a sought-after location in the heart of Palmers Green, just a short stroll from the popular Hazelwood Primary School, Palmers Green Overground station (providing services to Moorgate via Finsbury Park), and a number of open spaces, making the area particularly popular with families and commuters. Offered for sale chain-free, the property provides 1,468 Sq ft of spacious living accommodation, featuring high ceilings throughout and offering excellent potential to extend (subject to planning consent).

### KEY FEATURES

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- End-of-Terrace House
- Located Close to Hazelwood Primary School and Easy Reach of Palmers Green Overground (to Moorgate via Finsbury Park)
- 1468 Sq. ft of Accommodation
- Chain-Free
- Outbuilding/Studio
- High Ceilings and Cast-Iron Fireplaces
- Spacious Reception Room and Separate Dining Room
- Conservatory
- Potential to Extend (subject to planning consent)



### Palmers Green

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

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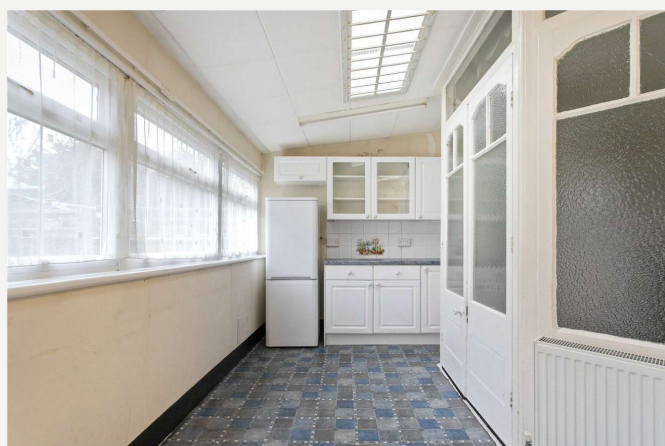




The ground floor comprises an impressive reception room to the front of the property, featuring a bay window, character fireplace, built-in alcove shelving, and stripped wood flooring. There is also a separate dining room with a character fireplace, bespoke fitted units, and parquet flooring. Further accommodation includes a galley kitchen and a conservatory with a door leading to a useful shower room and WC. The first floor offers three generously sized bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance rear garden and a useful outbuilding/studio, which can be accessed from both the garden and the street, offering flexible usage.

We highly recommend a viewing to fully appreciate the space and potential this property has to offer.





## MATERIAL INFO

**Tenure:** Freehold

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

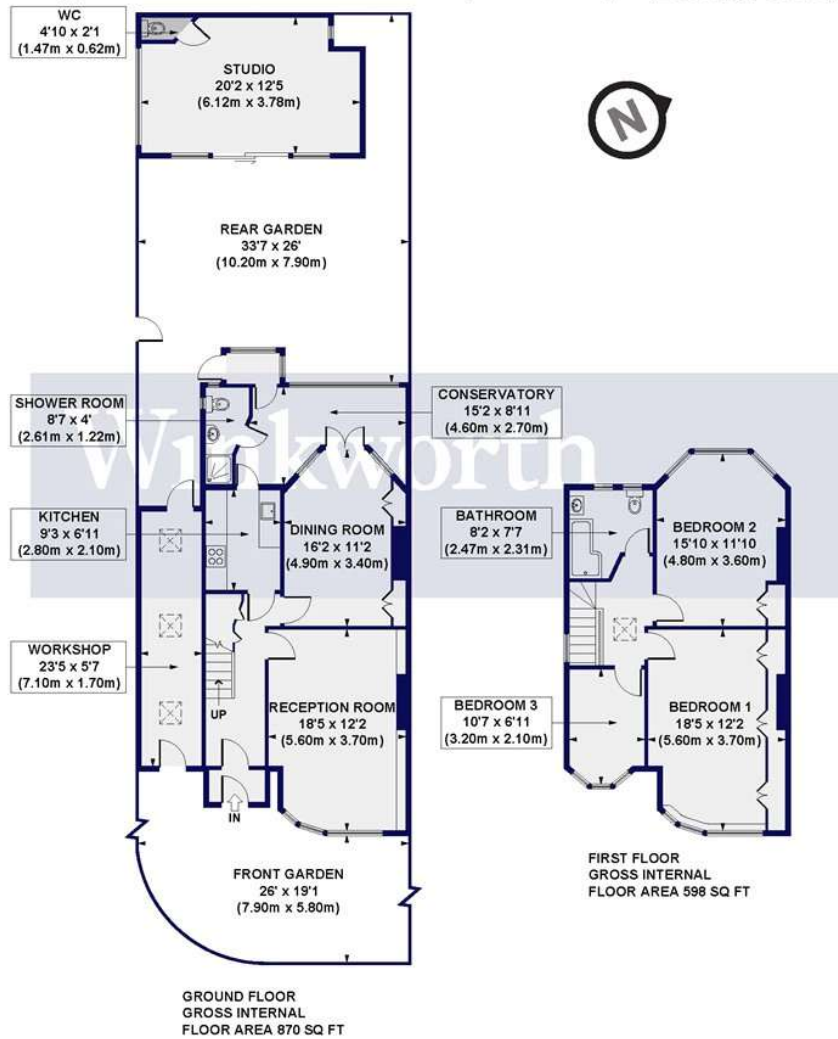
**EPC rating:** D



## Riverway, N13

Approx. Gross Internal Floor Area 1708 sq. ft / 158.66 sq. m (Including Studio)

Approx. Gross Internal Floor Area 1468 sq. ft / 136.36 sq. m (Excluding Studio)



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		77 C
55-68	D	55 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.

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