



Park Avenue
Palmers Green | London

Anthony  Webb
ESTATE AGENTS





A stunning Edwardian period home

Park Avenue

Built in 1907, the inspiration of local architect, developer and builder Albert Frederick Simmons, this family home is a truly unique property that boasts many original features. The original front wall with custom-made wrought iron gate and railings and a restored tiled path lead to a half-tiled entrance porch with fretwork surround and front door with original stained glass panels.

The internal tessellated tiled hallway with original picture rail, dado rail, high skirting boards and panelled doors to all rooms with original decorative brass door furniture invites you to explore the property.

The bay window in the front reception adds to its character, and an original cast iron Art Nouveau fireplace with copper hood, inset tiles, tiled hearth and beaten copper fender is a real focal point.

The bespoke kitchen by Murdoch Troon of Louth, Lincolnshire, with its white ceramic sink and draining board is located adjacent to the dining room. An original built in dresser and larder cupboard offer generous storage, and a door to an external sideway leads to the rear garden.

The internal door to the rear reception

has a leaded glass panel above. The room itself has a stunning original cast iron fireplace with original timber surround and traditional doors on to the patio and rear garden.

The staircase with runner, original newel posts and banisters takes you to the first floor. Panelled doors, all with original door furniture (ceramic finger plates and ebonised handles and escutcheons), lead to all rooms.

The front best bedroom features a cast iron fireplace with inset tiles, tiled hearth, and original over mantel mirror. A built in wardrobe cupboard and timber sash windows add to its charm. Two further double bedrooms with period features are located on this floor.

The bathroom and adjacent separate toilet have been modernised, in keeping with the spirit of the house, with 'Kaldewei' steel enamel bath with tongue-and-groove bath panel, and Savoy Edwardian style wash basin with antique gold taps and shower fittings.

This is one of the few houses on the Hazelwood Park Estate that retains so many original features, a heritage lovingly maintained and preserved for future generations by its current owners.



Outside space Park Avenue

A checkerboard tiled patio in original Edwardian style creates an ideal alfresco dining area. The house benefits from a south facing mature garden (55ft x 17ft), comprising flower beds, shrubs, trees, grass and summer house with adjacent 'utility' area. There is direct access to a gated service alley running along the backs of the houses.

SURROUNDING AREA

Palmers Green has a lovely variety of shops and a vibrant community. The property is located a few minutes' walk from Hazelwood Primary School and St Monica's Church and is also within the Winchmore Secondary School catchment area. The Hazelwood Recreation Ground, with children's playground and sports facilities, and the New River Path (long-distance footpath) are at the bottom of the road. Broomfield Park and Grovelands Park are within walking distance.

TRANSPORT LINKS

Excellent bus networks can be found on your doorstep leading to Wood Green, Southgate and Enfield. The railway station is a short 10 minute walk away (Moorgate in under 30 minutes).



Park Avenue

Three double bedrooms
Tenure: Freehold, chain free

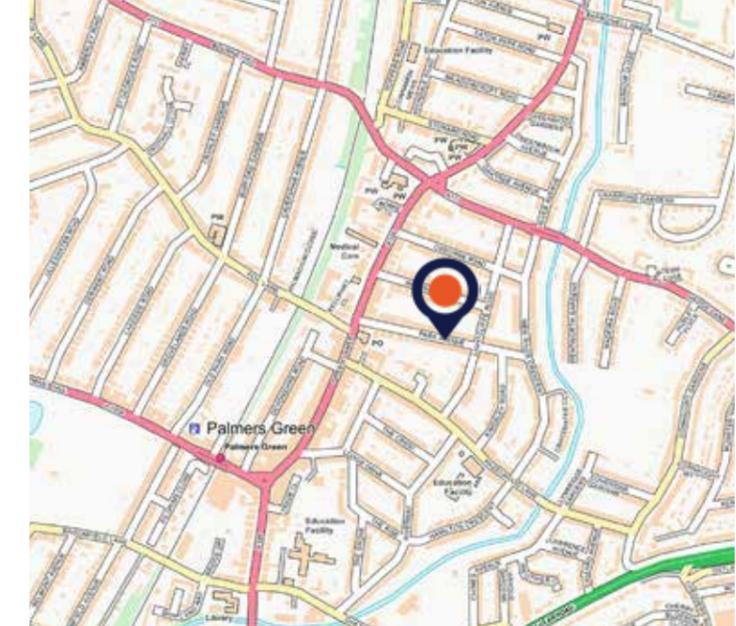
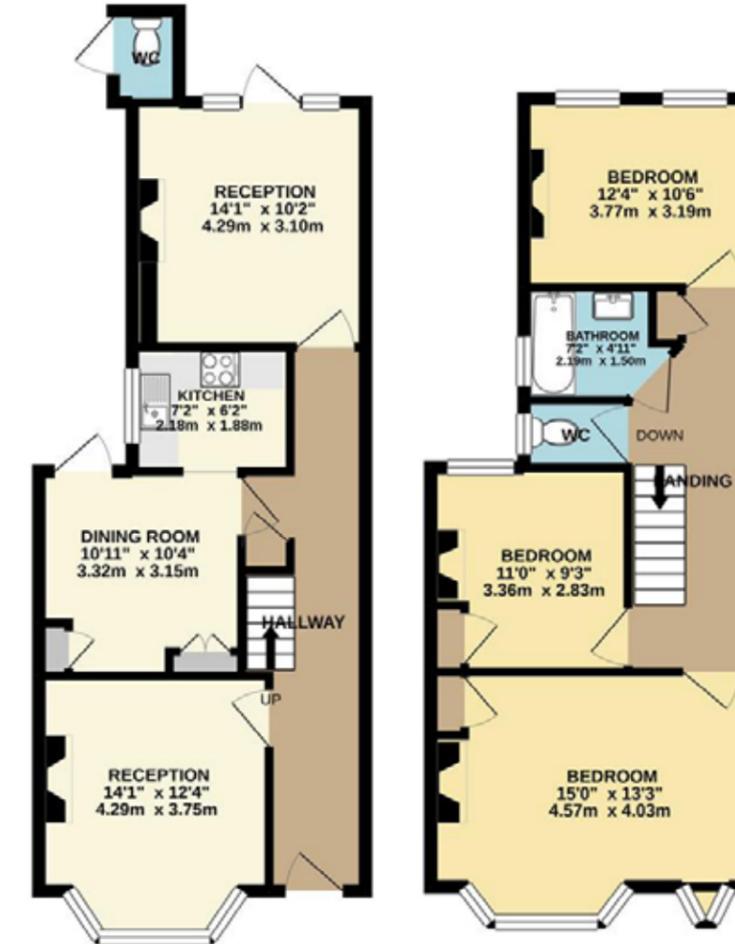
New slate roof
installed in 2014

Large loft, boarded and lined for storage with Velux window (access via pull-down ladder from landing)

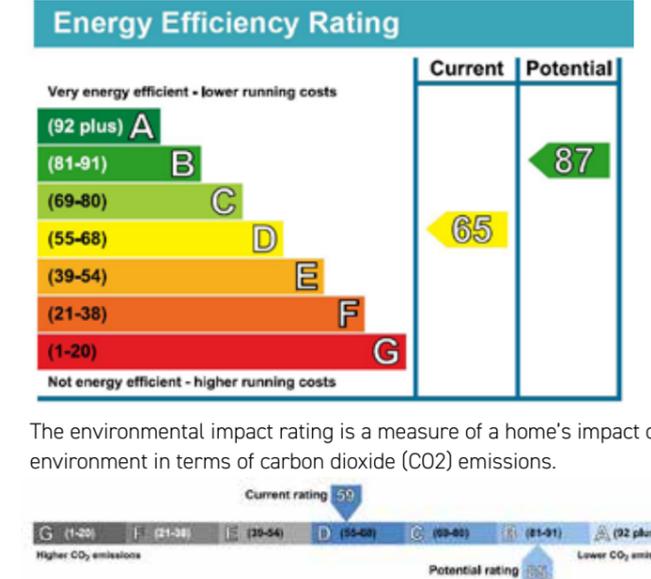
Faral Italian die-cast, high performance, energy efficient aluminum radiators throughout

The measurements supplied are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.



The EPC records how energy efficient a property is as a building, using an A-G rating scale (A - being the most efficient and G - the least)



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions.

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