



**Farndale Avenue, N13**

Guide Price £475,000-£500,000

Freehold

**Castles**

## Farndale Avenue, N13 5AQ

A great opportunity to acquire this well proportioned, semi detached family home with off street parking. The property requires some modernisation, however, offers excellent potential for improvements. The ground floor comprises; inviting entrance hall, guest cloakroom, rear lounge with access to a large south facing garden and breakfast/dining room leading to fitted kitchen. On the first floor, there are three bedrooms, bathroom and access to loft space with potential to convert S.T.P.P.

Ideally located within close proximity to Green Lanes shops, restaurants and bars. Broomfield Park and Palmers Green Mainline are also nearby.

EPC Rating: D

Current: 66 Potential: 85

Council Tax Band: D

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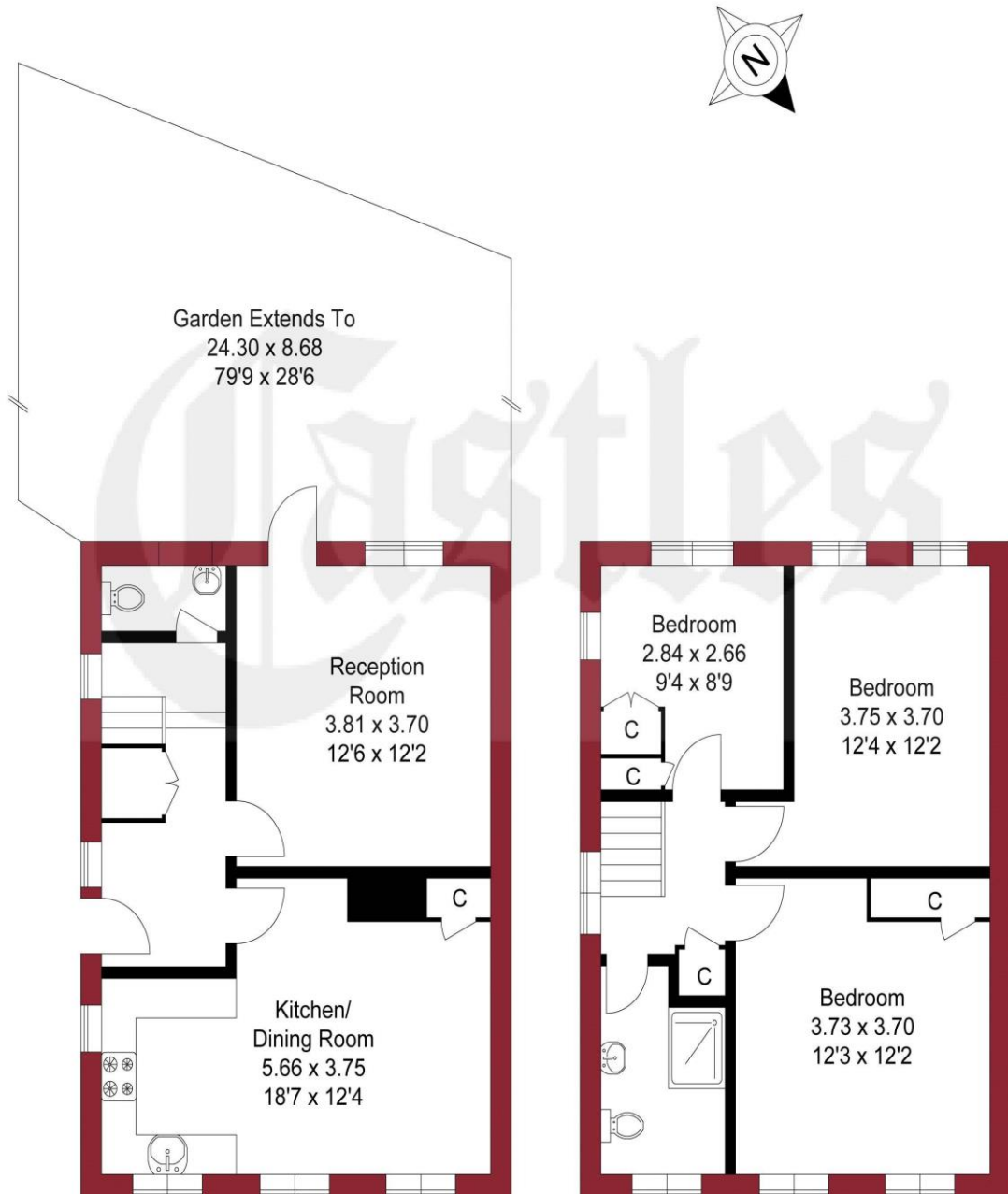
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APPROXIMATE GROSS INTERNAL AREA  
87.28 sqm / 939.47 sqft



GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

**An overview of Palmers Green**

Palmers Green is a small, vibrant town located on the outskirts of North London which has a diverse population and historic architecture. The main high street parade of shops, known as Palmers Green Shopping Centre, extends along the famous Green Lanes, with a diverse selection of shops, restaurants, independently- owned bars and cafes, beauty salons, sport facilities and recreational grounds. Many of the bars, restaurants and cafes overlook the beautiful open space of Broomfield Park.

**History**

The area of Palmers Green was once a minute hamlet in the parish of Edmonton, formed at the junction of Green Lanes and Fox Lane. Its population was very small, the village comprised no more than a few isolated houses in the mid-17th century. Local records mention a Palmers Field in 1204 and a Palmers Grove in 1340. Palmers Green is mentioned as a highway in 1324 (in Westminster Abbey Muniments).

By 1801 the area had grown to a village of 54 buildings, including two inns (according to the Middlesex Record Office). In 1871 the railway line from Wood Green to Enfield was opened and a station was built in Aldermans Hill to serve Palmers Green (half a mile away from the nearest houses).

The area remained largely undeveloped for thirty more years, as local landowners refused to sell their large estates for building. In 1902, however, large tracts of land were sold for building and the area began to develop rapidly. The first large-scale developments were on the old park estate between Fox Lane and Aldermans Hill, and the Hazelwood Park Estate between Hazelwood Lane and Hedge Lane. Within the latter development the building that now serves as Hazelwood Infant School and Hazelwood Junior School was built in Hazelwood Lane in 1908.

Notable local buildings include Broomfield House which unfortunately is in disrepair after a savage fire, and Truro House which is being redeveloped to its former glory. The library, formerly Southgate Town Hall, is intact and has recently been redeveloped. The former Pilgrims Rest (reflecting the name Palmers - "medieval pilgrim who carried a palm branch as a token of having visited the Holy Land") has already been demolished for housing. The Fox public house, which has been in its present guise since 1904, was once the site of the Electric Mouse comedy venue.

The poet and novelist Stevie Smith lived in Palmers Green from 1905 until her death in 1971. That same year Joe Strummer shared a flat at 18 Ash Grove with Tymon Dogg and several others. Paul Scott, the author of *The Jewel in the Crown*, was born in Palmers Green on 25 March 1920. Victoria Cross recipient Alfred Herring lived locally and has a local public house named after him. Paul Dean, a British/American Pulitzer Prize winner was raised and educated there between 1946 and 1957.

The Intimate Theatre was opened in a building that had been built in 1931 as St Monica's Church Hall. Among the actors who performed there were Richard Attenborough, Vivien Leigh, Roger Moore and (in a mime production) David Bowie. It is no longer a repertory theatre and the building is no longer used exclusively for theatrical performances, but it is still often referred to as the Intimate Theatre. In 1992 the building housed a Radio Cracker studio.

In 1988 Palmers Green's only hospital, Greentrees Hospital, was closed and demolished.

**Housing Stock**

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Palmers Green attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

**Shopping, food and drink**

Palmers Green offers an array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on Green Lanes include upmarket restaurants and supermarkets, such as the recently opened Waitrose, as well as numerous cafes/ coffee shops and bars spilling out onto the pavements. There is also a long-standing baker, Lefteris, as well as several butchers, a fishmonger and a greengrocer. Whether one is looking for traditional English grub or somewhere that serves something a little more Mediterranean, there is no shortage of options, elegant restaurants, bars and pubs to suit all tastes.

**Recreational Grounds & Amenities**

There are plenty of open green spaces in and around the area, including Broomfield Park, with Grovelands Park to the North. Additionally Woodside Park is to the South of Palmers Green with Amos Grove to the West. In addition there is a number of fitness centres, Tennis & Cricket clubs and Amos Grove swimming pool.

**Transportation**

Palmers Green has excellent transport links with Palmers Green and Bowes Park British Rail Stations nearby as well as links to Central London via Southgate, Bounds Green & Wood Green tube stations. The area is also served by popular bus routes along Green Lanes. Bus routes 34, 102, 121, 141, 232, 329, W6, W9 and the N29 all operate locally. The North Circular Road and A10 are the main trunk roads and the A111 through Southgate gives access to the M25 motorway at junction 24.

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



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