



OLD PARK ROAD, N13
GUIDE PRICE £1,500,000-£1,550,000 FREEHOLD

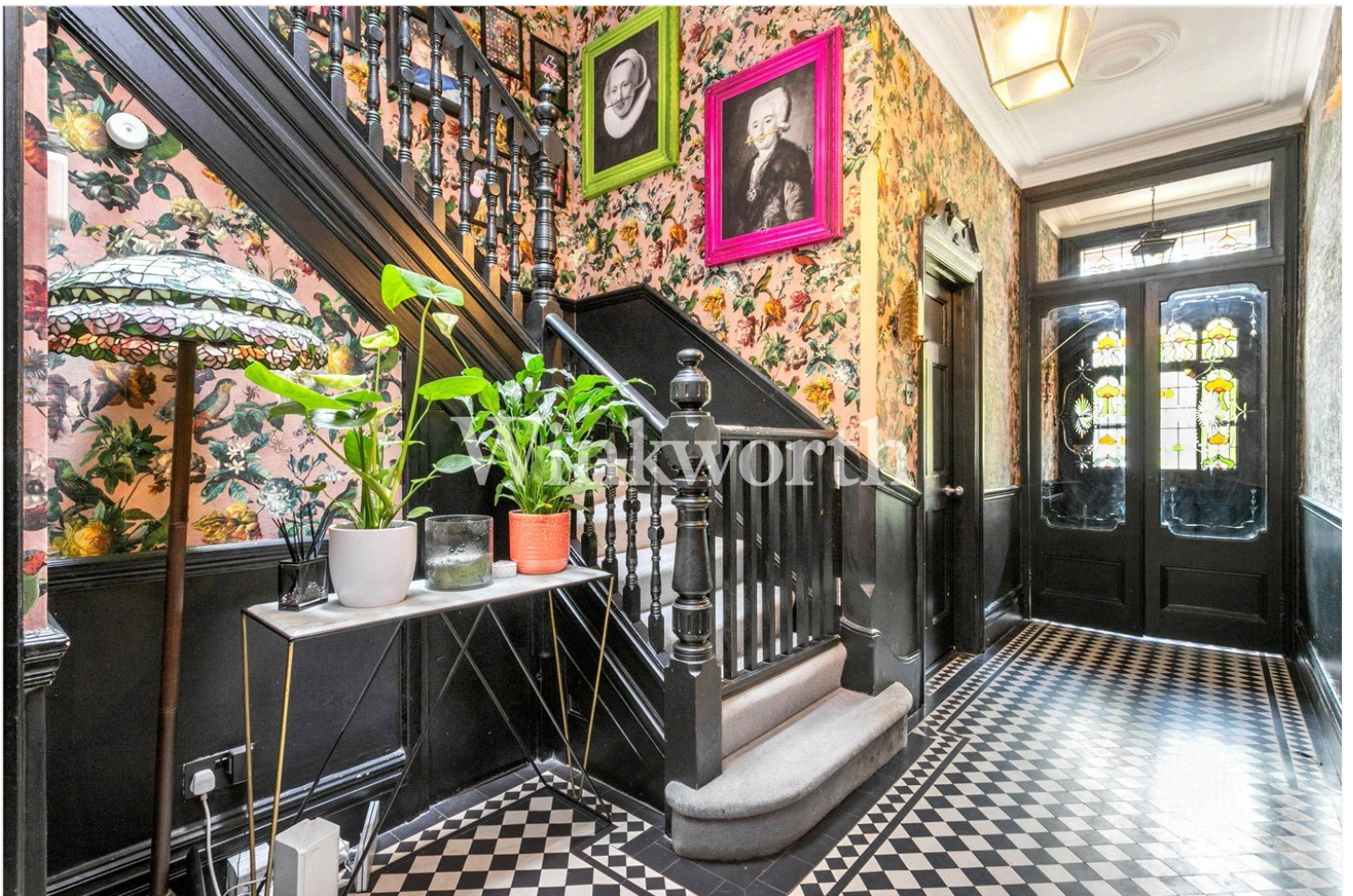
A STUNNING DETACHED EDWARDIAN HOUSE IN THE DESIRABLE 'LAKES' CONSERVATION AREA, BOASTING IMPRESSIVE ACCOMMODATION NATURALLY ARRANGED ON THREE FLOORS.

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DESCRIPTION:

Guide Price: £1,500,000 to £1,550,000. An exquisite and rarely available five-bedroom detached Edwardian residence situated in the desirable Lakes Conservation Area, just moments from Palmers Green mainline BR station with connections to Moorgate, and close to Broomfield Park. The property boasts 2,757 Sq. ft. of impressive living accommodation arranged naturally over three floors, blending beautiful period features with contemporary detailing.

The ground floor features an impressive long entrance hall hallway with striking tessellated tiled flooring, an attractive front reception room with a high-panelled ceiling, sash windows, and lovely herringbone flooring. There is also a centrally located playroom, a utility room, and a guest WC. At the rear of the house is a stunning 27'11" x 20' open-plan space showcasing a kitchen/diner and a second reception area. The kitchen benefits from sleek handleless units with integrated appliances, ideal for showing off your culinary skills while entertaining guests.

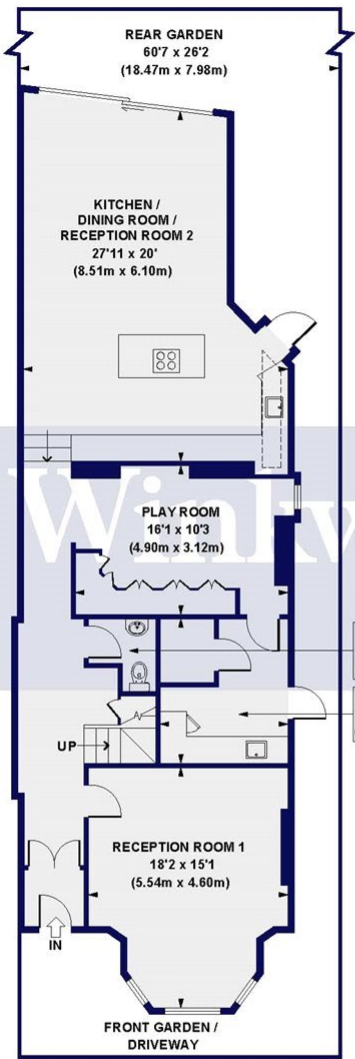
The first floor provides three double bedrooms, including a main bedroom with a luxurious en-suite, as well as a characterful family bathroom. The second floor landing benefits from a large lantern skylight, two further spacious bedrooms, and a study. Outside, you will find a secluded rear garden and a driveway.

Viewing is advised to fully appreciate the space and character offered by this lovely property.

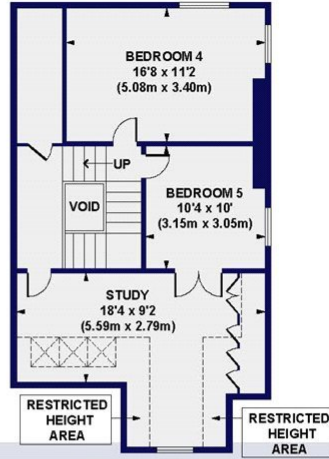


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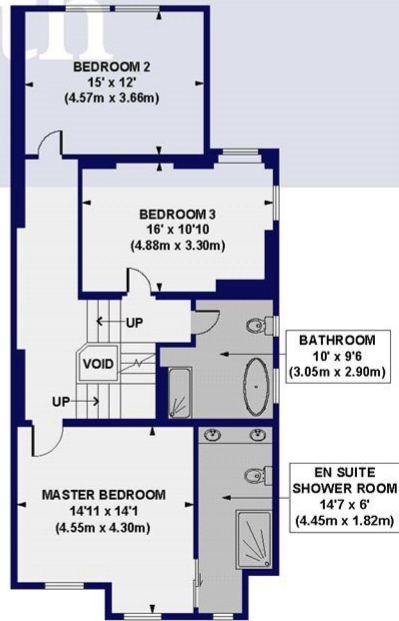
Approx. Gross Internal Floor Area 2757 sq. ft / 256.13 sq. m
(Excluding Restricted Height Area & Voids)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1227 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 598 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 932 SQ FT

WC
5'6 x 5'1
(1.68m x 1.55m)
UTILITY
10'11 x 9'8
(3.33m x 2.95m)

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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax: London Borough of Enfield – Band G

All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)			80
D (55-68)		61	
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England, Scotland & Wales EU Directive 2002/91/EC

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