



RUSSELL ROAD, N13  
£600,000 FREEHOLD

A TWO BEDROOM COTTAGE IN A GREAT  
LOCATION WITH LIGHT AND STYLISH  
ACCOMMODATION.

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

A beautifully presented period cottage in a sought-after location, a easy reach of Bounds Green tube (Piccadilly line) and short stroll to Bowes Park BR station and Myddleton Road – voted as the London winner in The Great British High Street of the Year Awards in 2016.

The property has been extended and undergone extensive refurbishment, resulting in a light and stylish interior filled with an array imaginative finishing touches.

The ground floor welcomes you with an inviting living room featuring stripped wood flooring and a cosy wood burner, perfect for unwinding during chilly winter evenings. A centrally positioned staircase divides this space from an impressive kitchen and living area, where bi-fold doors reveal the rear garden, creating an ideal setting for entertaining, both inside and alfresco. The kitchen benefits from two-tone units and a butler style sink with copper finish fittings. Both rooms enjoy wood-effect herringbone flooring, further enhancing the space.

Climbing to the first floor, you will find two generously sized double bedrooms and an attractive bathroom with a claw bath. What's more, the bathroom and landing are bathed in natural light, courtesy of two cleverly positioned skylights.

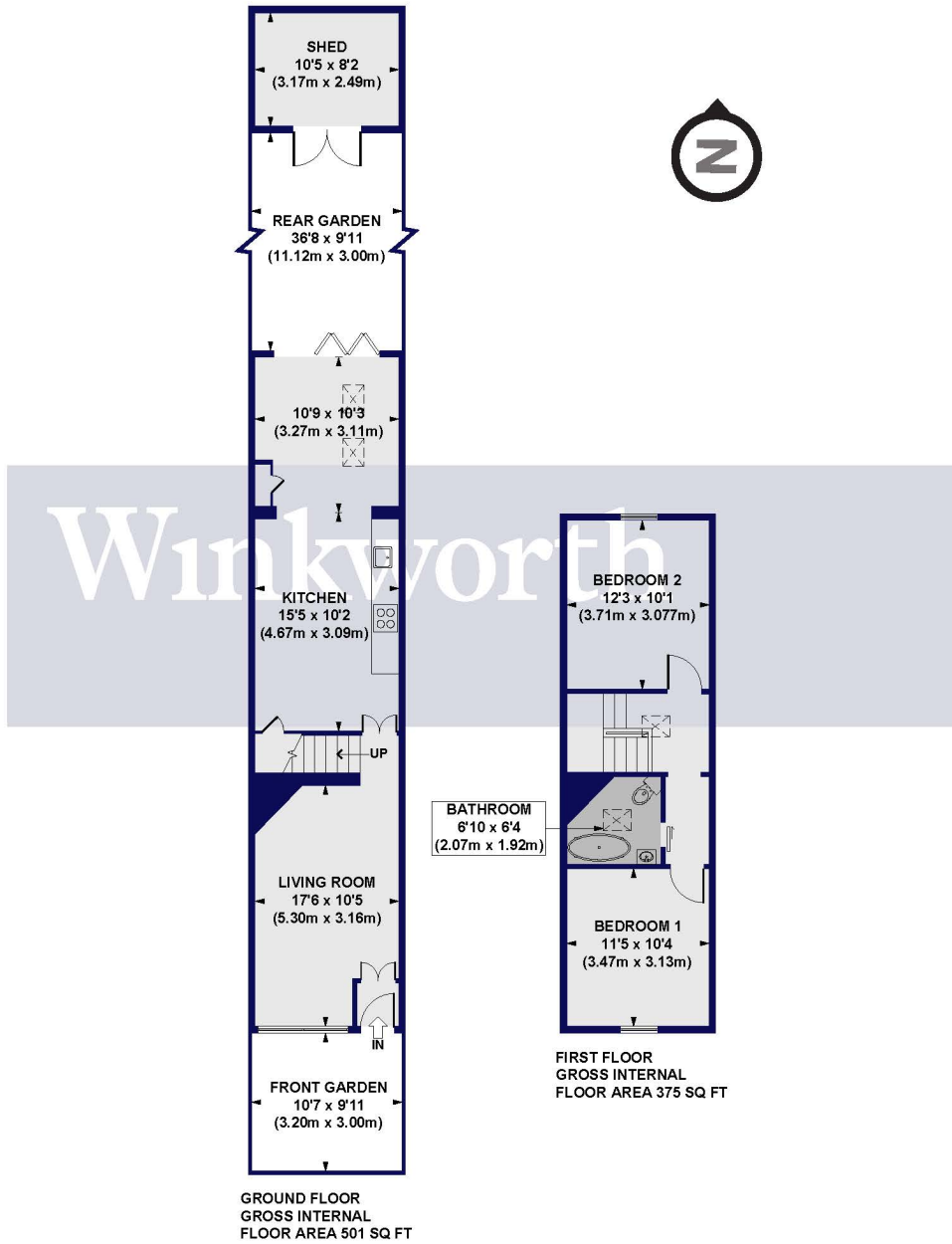
Outside, a secluded decked rear garden features a raised bed partially on one side, lending a touch of the tropics to your retreat, complemented by a useful shed at one end. The front of the house is adorned with attractive plants, adding to its charm. We strongly recommend an internal viewing to fully appreciate this exquisite property.

Council Tax: London Borough of Enfield – Band D



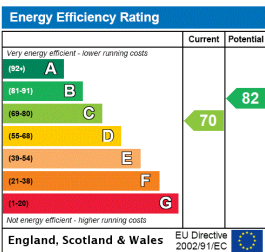
# Russell Road, N13

Approx. Gross Internal Floor Area 876 sq. ft / 81.36 sq. m (Excluding Shed)



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.



Palmer's Green | 020 8920 9900 | palmer'sgreen@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.