



**SELBORNE ROAD, N14**  
**£1,300,000 FREEHOLD**

**A CHARACTER-FILLED DOUBLE-FRONTED EDWARDIAN RESIDENCE BOASTING JUST UNDER 2,900 SQ.FT OF WELL-APPOINTED LIVING ACCOMODATION.**

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## DESCRIPTION:

A rarely available five-bedroom double-fronted Edwardian residence offered for sale chain-free, situated in arguably one of Southgate's most desirable roads, close to the historic Southgate Green, the popular Walker and St. Monica's Primary schools, and local parks. Southgate tube (Piccadilly line) and Palmers Green mainline BR station (to Moorgate) are also within easy reach.

This grand property retains an abundance of stunning period features and offers an impressive 2,855 sq. ft. of flexible accommodation. A beautiful stained glass double front door and etched internal glass doors open to reveal a striking tessellated tiled entrance hall. To the left, there is a superb reception room with a high corniced ceiling, a wide bay window, and an imposing fireplace, whilst tall bifold doors provide access to a dining room. Both rooms feature beautiful wooden herringbone flooring that flows seamlessly throughout. Beyond the dining room is a modern kitchen with sleek gloss white units, a Corian worktop, and a range of integrated appliances.

Stepping across the entrance hall, you will find a generously sized living room that offers an informal space to unwind. The room benefits from a cast-iron fireplace flanked by bespoke shelving built into the alcoves and wide plank wooden flooring. At one end of the living room, doors open to a large timber conservatory with a high-pitched roof, ideal for entertaining guests both indoors and al fresco. There is also a study at the front of the house and a door at the end of the entrance hall leading to a useful cellar, which serves as a utility room. The first floor provides four spacious bedrooms, a generously sized family bathroom with a wide walk-in shower and underfloor heating, as well as a separate WC. The 17'4 wide principal bedroom has a bay window and an en-suite cleverly concealed behind a fitted wardrobe. The loft has been converted into an additional bedroom with an en-suite and generous eaves storage. Of special mention are the double-glazed timber windows at the front of the house, which were installed in 2018.

Moving outside, you will find a rear garden extending 100' in length, predominantly consisting of a lawn and a mature shrub border. A wide driveway at the front of the property provides parking for several vehicles. Viewing is advised to fully appreciate the character and space offered by this lovely property.

Agents Note: Please be informed that the images used in this listing were captured when the property was furnished. The property is currently unfurnished, therefore the photos may not entirely reflect its current presentation.

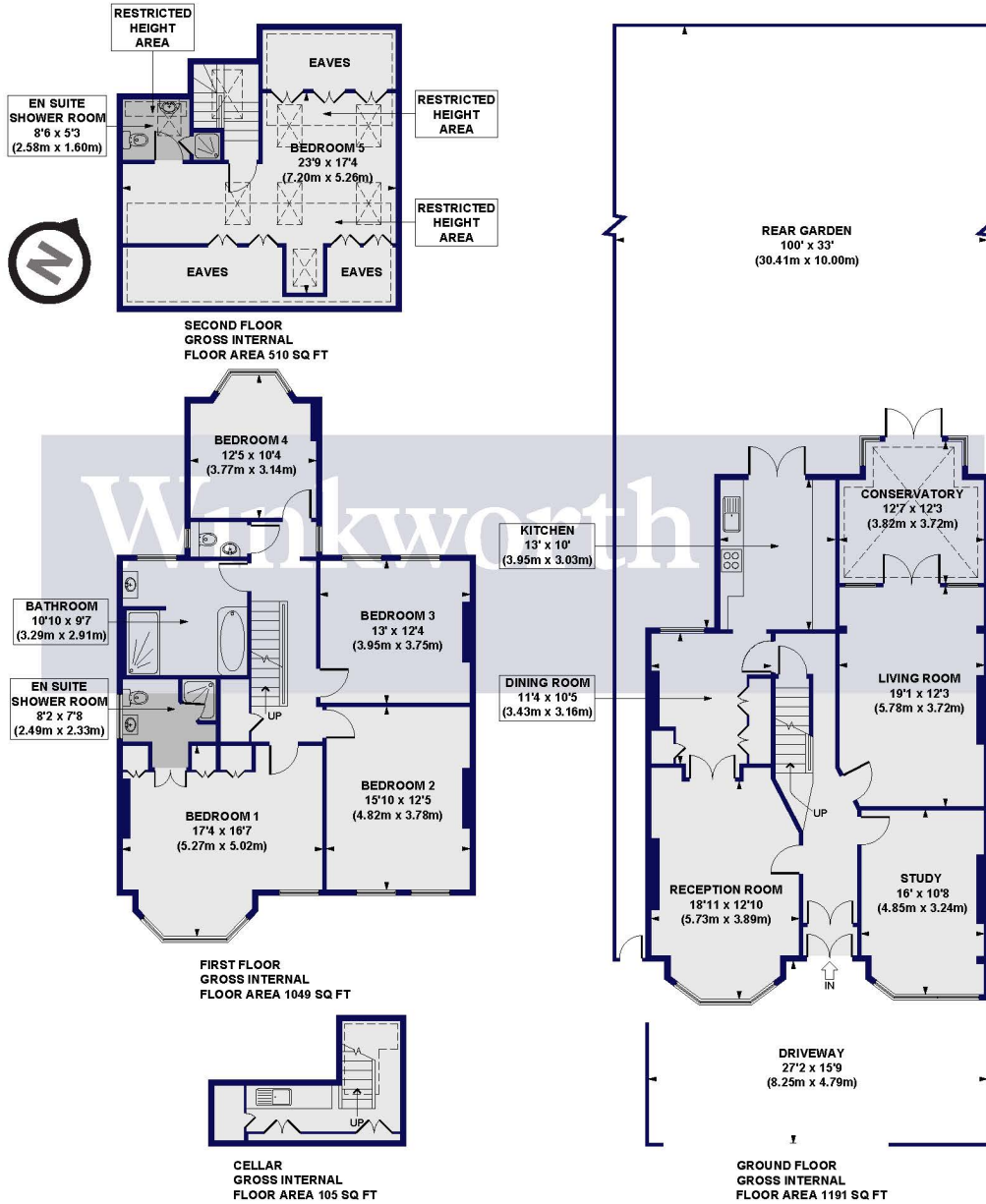
Council Tax: London Borough of Enfield - Band G





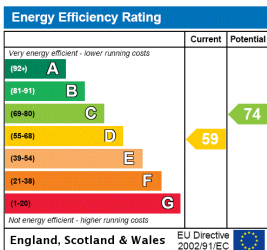
# Selborne Road, N14

Approx. Gross Internal Floor Area 2855 sq. ft / 265.24 sq. m (Including Restricted Height Area & Cellar)



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.



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