

Old Park Road, N13 £1,395,000 *Freehold*

6 4 3

An impressive six-bedroom, end-of-terrace Edwardian residence boasting 4,388 sq. ft of floor area across four floors, offered for sale together with the adjacent plot of land. Situated within the desirable 'Lakes' Conservation Area, the property offers easy access to Palmers Green mainline BR station with services to Moorgate, Broomfield and Grovelands Parks, and an excellent selection of cafés and restaurants on nearby Aldermans Hill and Green Lanes. The property has been substantially extended and refurbished, with an array of modern finishing touches and flexible accommodation, ideal for a large family.

The ground floor features a grand entrance hall with beautiful herringbone flooring. From here, you will find access to two living rooms, a TV/entertainment room, a utility room, and a guest WC. Stairs at one end lead to the lower ground floor, where a superb open-plan space incorporates a spacious living/dining area and a sleek modern kitchen with underfloor heating. Bifold doors provide access to a patio, and there is also a convenient WC. The space features Lutron lighting throughout.





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On the first floor are five bedrooms, including one en-suite, plus a separate family bathroom serving this level. The second floor provides a further bedroom with an adjoining dressing area, a shower room, and an additional dressing room. This level also offers plenty of eaves storage. Outside, the property extends just over 112' with a wide side garden (held on a separate title), offering potential for some form of development (subject to planning consent). At the front, there is a block-paved garden and driveway.

Originally a double-fronted house, the property was separated to create a neighbouring house, with the owner ensuring the appearance remains seamless and in keeping with the original character. Additional benefits include soundproofing throughout, mains-operated fire alarms in every room, and a clever heating system enabling independent heating throughout the house. We strongly recommend an internal viewing to fully appreciate the scale and quality of this superb property.













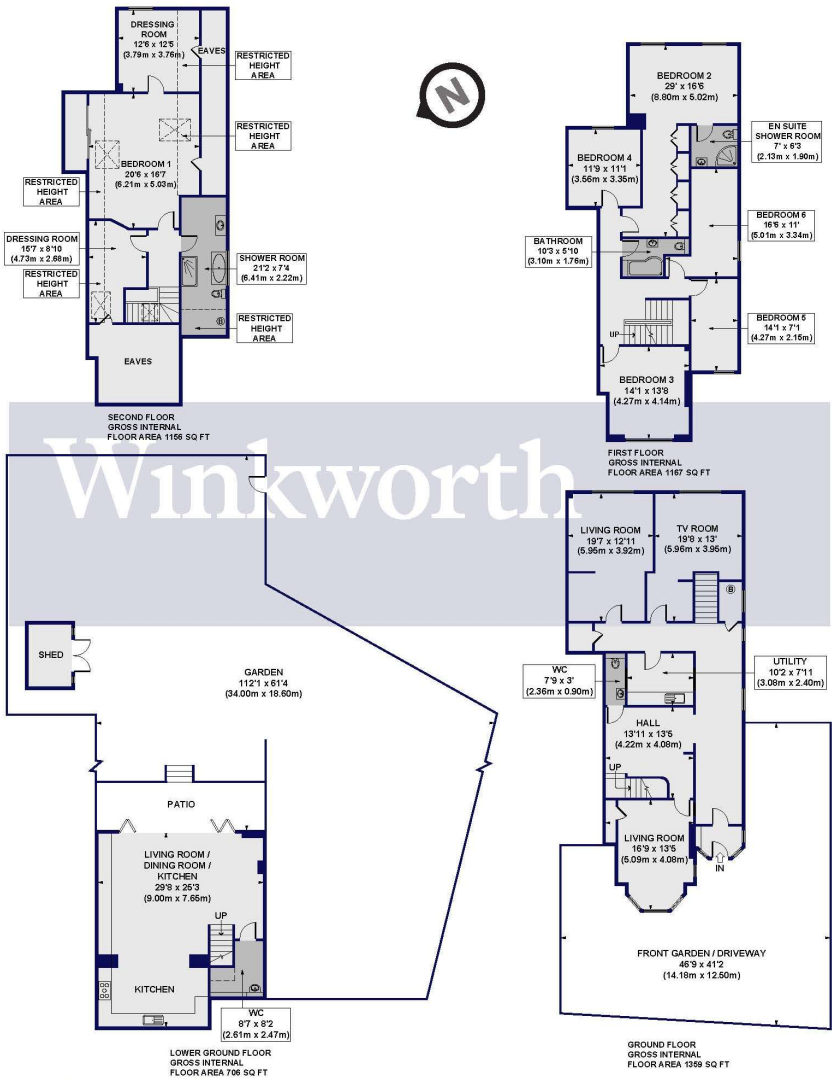


MATERIAL INFO

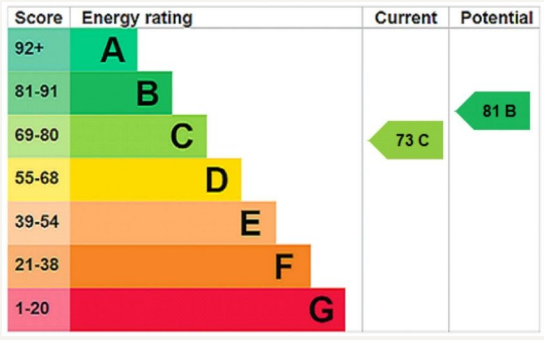
Tenure: Freehold
Council Tax: London Borough of Enfield - Band H
EPC rating: C

Old Park Road, N13

Approx. Gross Internal Floor Area 4388 sq. ft / 407.66 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 3866 sq. ft / 359.18 sq. m (Excluding Restricted Height Area & Eaves)



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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