



ULLESWATER ROAD, N14
OFFERS OVER £1,250,000 FREEHOLD

**A STUNNING PERIOD HOME IN THE HEART
 OF THE 'LAKES' CONSERVATION AREA.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

A stunning five-bedroom semi-detached Edwardian residence, situated within the desirable 'Lakes' Conservation Area. The property offers convenient access to Southgate tube station (Piccadilly Line), Palmers Green overground station with direct services to Moorgate, and the wide-open spaces of Broomfield and Grovelands Parks.

The property has been extended and provides just over well-appointed 2,120 sq. ft. of light and spacious accommodation, successfully blending character with modern living. The ground floor features two spacious reception rooms with beautiful high corniced ceilings and gas fireplaces. The rear reception room that retains its original leaded light bay, adding charm to the room. The rear of the house showcases a stunning extended kitchen/diner that is flooded with natural light via large roof panels and skylights. The kitchen is fitted with an extensive range of modern units, including a central island, all finished with granite worktops, as well as space for a double cooker and an American-style fridge. The adjoining dining area offers a relaxed setting for entertaining, with original bay windows from the rear reception room and bi-folding patio doors leading directly to the garden, perfect for those who enjoy both indoor and al fresco dining. Wooden flooring extends from the entrance hall through to the kitchen/diner, adding warmth and continuity to the ground floor. A guest WC is also conveniently located at the end of the entrance hall.

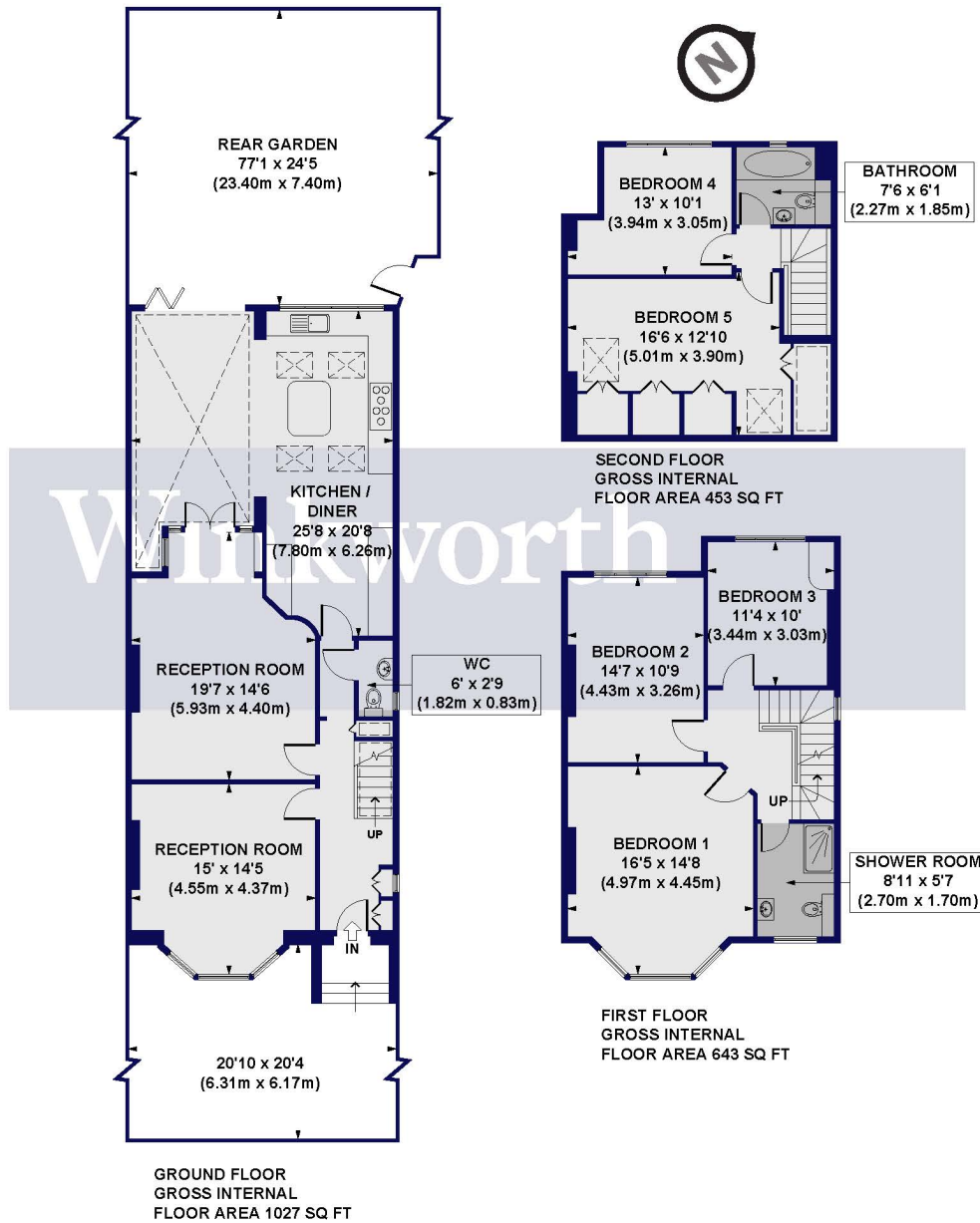
The first floor has three double bedrooms and a modern shower room. The loft has been sympathetically converted, featuring period timber detailing in keeping with the original staircase. This floor offers two further bedrooms - one with eaves storage, along with a bathroom on the landing. A notable feature is the timber double-glazed windows at the front of the house, carefully designed to replicate the original Edwardian style.

Externally, the property enjoys a generous rear garden extending over 77 ft. in length. A large, paved patio directly off the kitchen/diner provides the perfect entertaining space, with the remainder laid to lawn, whilst a gate provides convenient side access.



Ulleswater Road, N14

Approx. Gross Internal Floor Area 2121 sq. ft / 197.09 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

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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