



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](mailto:palmersgreen@winkworth.co.uk)

**Winkworth**

for every step...

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





## DESCRIPTION:

The rare opportunity to purchase a well presented, five-bedroom, semi-detached Edwardian residence, situated in the desirable 'Lakes' conservation area has become available. The property has been designed and extended sympathetically to provide 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, picture/dado rails and original working fireplaces and surrounds. The "snug-lounge" reception room also retains its original leaded light double bay doors into the kitchen/diner, adding charm to both rooms. The rear of the property showcases a stunning extended kitchen/diner that is flooded with natural light via large, double-glazed roof panels (6m x 3m approx.) and remote-controlled skylights. The kitchen is fitted with an extensive range of modern units, including a central island, all finished with high specification granite worktops. There is a space for a Range/Aga-style double cooker with extractor and an American-style double 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 offers three large double bedrooms and a large modern high specification family bathroom. The loft has been sympathetically converted, featuring period timber detailing in keeping with the original staircase. This second floor offers two further large double bedrooms - one with significant eaves storage, along with another large high specification family bathroom off 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 and well-maintained side access.

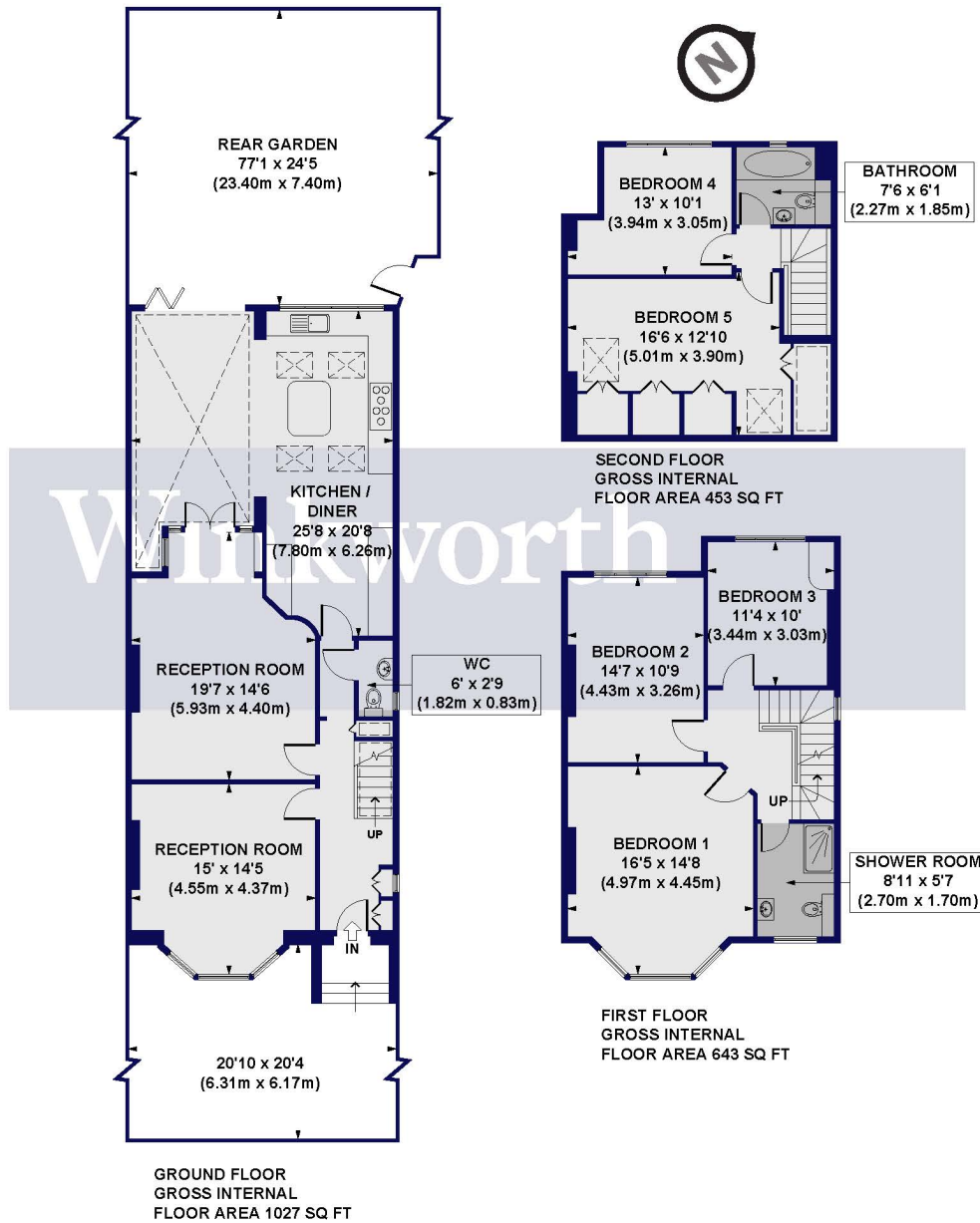
The property offers convenient access to Palmers Green Overground train station with direct services to Moorgate/City of London and Southgate tube station (Piccadilly Line). The property is situated within walking distance to both Broomfield and Grovelands Parks, and the many shops and restaurants in Palmers Green, Winchmore Hill Green and Southgate.





## 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.

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)

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.