



ULLESWATER VILLAS, LONDON, N14
OFFERS OVER £575,000 SHARE OF FREEHOLD

**A SPACIOUS THREE BEDROOM GARDEN FLAT SITUATED
 WITHIN A DESIRABLE CONSERVATION AREA.**

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DESCRIPTION:

A light and airy, three bedroom garden flat arranged over the entire ground floor of a semi-detached period conversion, situated within the highly sought-after 'Lakes' conservation area, just under half a mile to Palmers Green BR station (to Moorgate) and a short stroll to Broomfield Park.

The property boasts high ceilings and an internal floor area of 1184 Sq.ft (including the cellar). You will find an impressive 18'10 long reception room with a feature fireplace, bespoke shelving and storage, a tall window with a window seat below and a door leading out to a terrace. The kitchen benefits from an extensive range of modern units and is spacious enough to accommodate a breakfast table. A door at one end leads out to a courtyard and a footpath running along the side of the building. There is also a stylish bathroom complete with a roll-top claw bath. Additional benefits include stripped wooden flooring, a large cellar, a private rear garden extending just over 38' in length, a front garden and off-street parking. Offered for sale with a share of freehold.

AT A GLANCE:

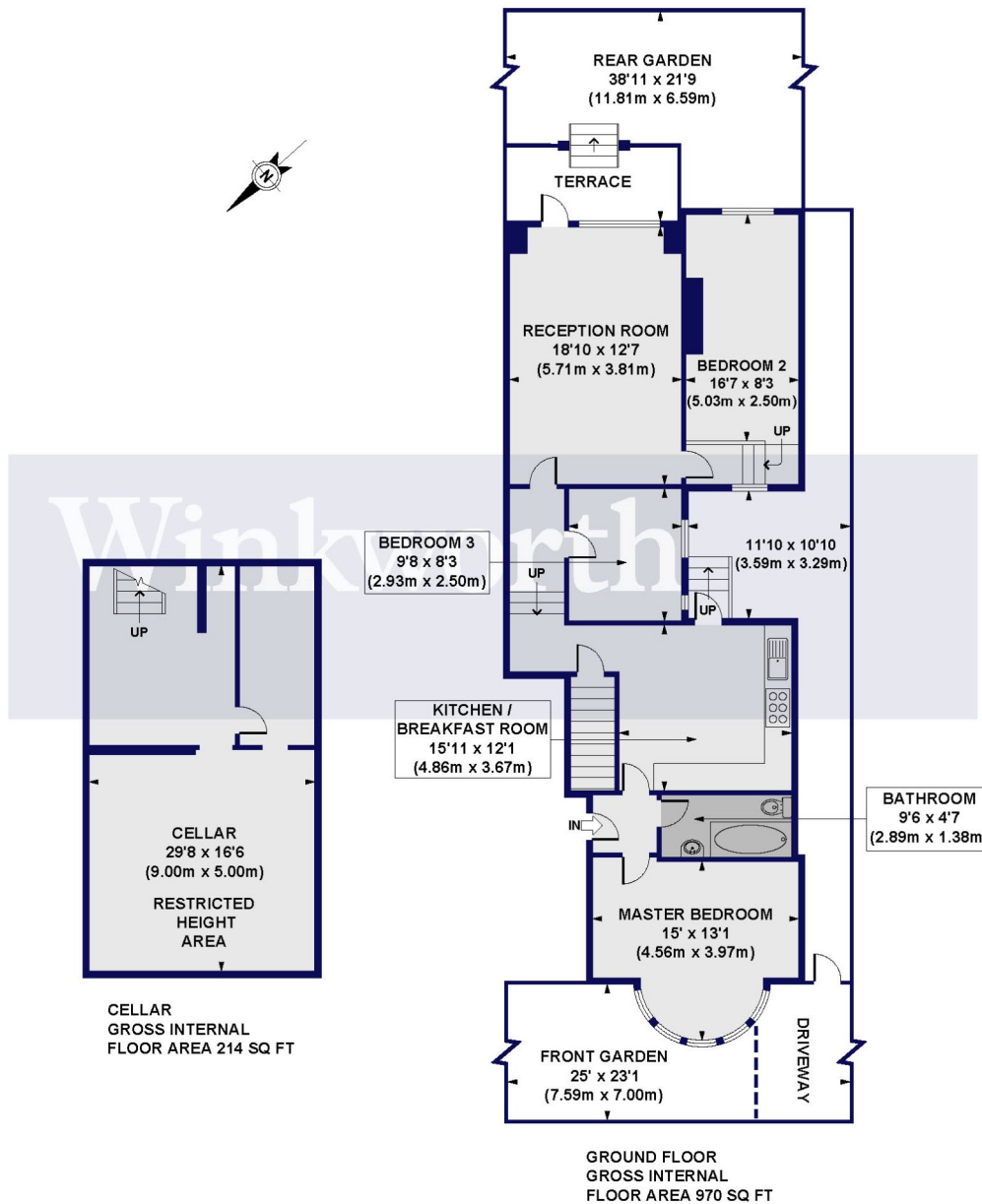
- Ground Floor Period Conversion
- Private Rear Garden, Front Garden and Driveway
- Sought-After Conservation Road
- Close to Broomfield Park and Palmers Green BR Station
- Share of Freehold
- Three Bedrooms
- 18'10 Long Reception Room
- Kitchen/Breakfast Room
- Large Cellar





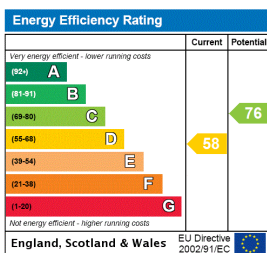
Ulleswater Villas, N14

Approx. Gross Internal Floor Area 1184 sq. ft / 110.00 sq. m
(Excluding Restricted Height Area)



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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