

LAKE SIDE ROAD, N13
GUIDE PRICE £1,200,000 FREEHOLD

**AN IMPRESSIVE EDWARDIAN RESIDENCE WITH ALMOST 2400 SQ.FT
 OF ACCOMMODATION BLENDING PERIOD FEATURES WITH MODERN
 FINISHING TOUCHES.**

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

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A light and spacious six bedroom Edwardian house boasting almost 2400 Sq.ft of character-filled living accommodation spanning over three floors. The property is situated within the desirable 'Lakes' conservation area, close to Palmers Green mainline BR station to Moorgate, Broomfield Park, and an excellent selection of cafes and restaurants on nearby Aldermans Hill and Green Lanes. The ground floor features an elegant front reception room with large bay windows, bespoke units fitted into the alcoves, a focal point fireplace and stripped wood flooring. The rear of the house has been extended and remodelled to create a spectacular open-plan space incorporating a kitchen/dining room and an interlinking living room. The kitchen area benefits from a range of modern wall and base units, a breakfast bar and underfloor heating, whilst the living room and dining areas provide plenty of space to entertain and relax. There is also ample natural light via a ceiling lantern. Original French doors with stained glass inserts provide access to the rear garden. The ground floor also benefits from a tessellated tiled hallway with intricate fretwork, a utility room and a shower room/WC. On the first floor are four generously sized bedrooms and a family bathroom. The loft has been converted into two well-proportioned bedrooms, one of which has a Juliet balcony and a Jack and Jill door leading into a shower room. Externally the property enjoys a rear garden extending just over 79' long, plus a front garden. Offered for sale with no onward chain.

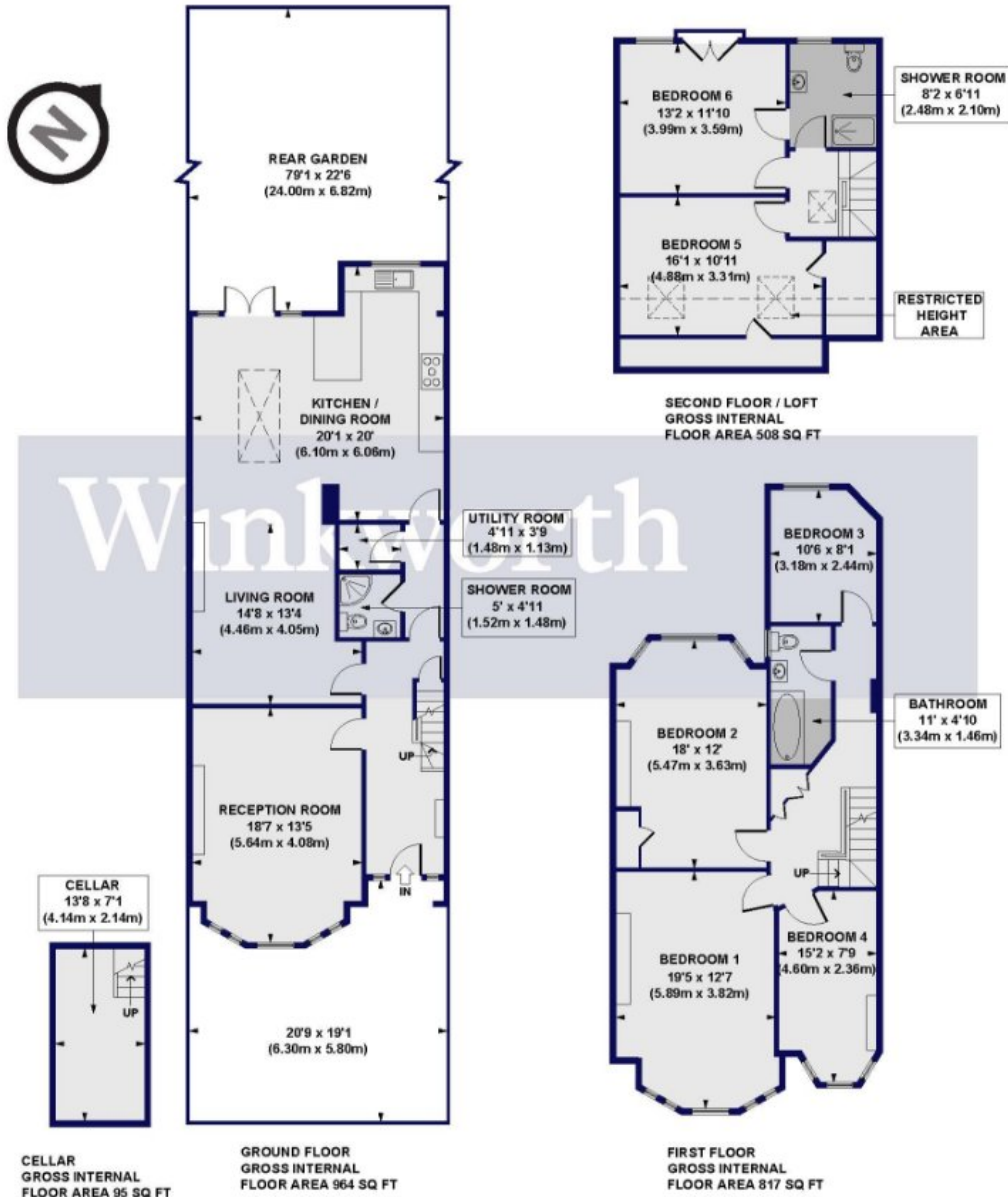
- Semi-Detached Edwardian House
- Spacious Accommodation Arranged over Three Floors
- Sought-After Conservation Area
- Located Close to Palmers Green BR Station and Broomfield Park
- Six Bedrooms
- Character Features Including Cast Iron Fireplaces, Intricate Fretwork and Tessellated Tiled Flooring
- Stunning Open-Plan Kitchen/Diner and Lounge
- Two Shower Rooms, Family Bathroom and Utility Room





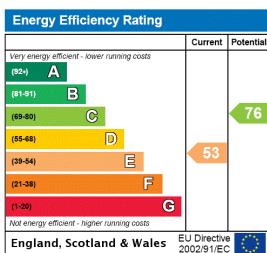
Lakeside Road, N13

Approx. Gross Internal Floor Area 2384 sq. ft / 221.50 sq. m(Including Restricted Height Area)
Approx. Gross Internal Floor Area 2284 sq. ft / 212.20 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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