



OLD PARK ROAD, N13
£675,000 SHARE OF FREEHOLD

A RARELY AVAILABLE CHARACTER CONVERSION WITH THREE DOUBLE BEDROOMS, A PRIVATE ENTRANCE, DIRECT ACCESS TO A ROOF TERRACE, A PRIVATE REAR GARDEN AND OFF-STREET PARKING.

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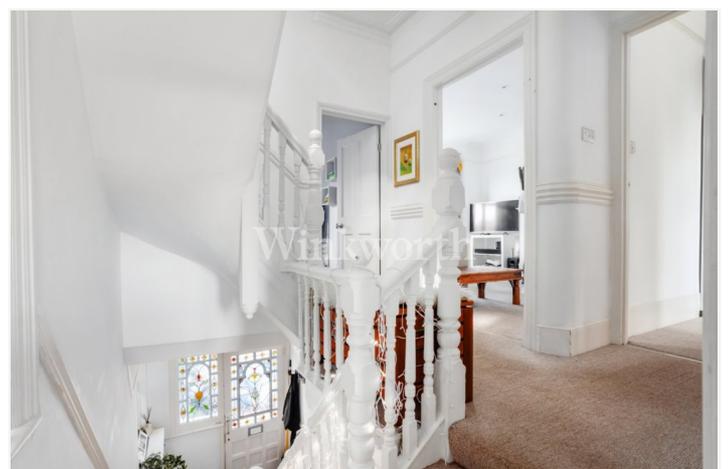
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A rarely available three double bedroom flat with its own entrance, direct access to a terrace, a lawned garden and off-street parking. Situated within the desirable 'Lakes' conservation area, the property is conveniently located close to Palmers Green mainline BR station to Moorgate, Broomfield Park and an excellent selection of cafes and restaurants along nearby Aldermans Hill and Green Lanes. Offered for sale with no onward chain and a share of freehold, this superb property is arranged over the first and second floors of a semi-detached Edwardian house and boasts 1391 Sq.ft of light and spacious living accommodation with high ceilings and stained glass windows. The flat is accessed via a private entrance and a spacious hall located at the front of the building. The first floor benefits from a generously sized reception room with large bay windows and a character fireplace surround. There is also a large double bedroom and a bathroom with a modern three-piece suite. The kitchen is impressive in size and benefits from an extensive range of wall and base units. French doors at the end of the kitchen provide access to a roof terrace with stairs at one end leading down to a footpath and a private garden beyond ideal for enjoying the summer months. On the second are two further double bedrooms, and a wide landing with a built-in cloak cupboard and a door leading to the eaves.

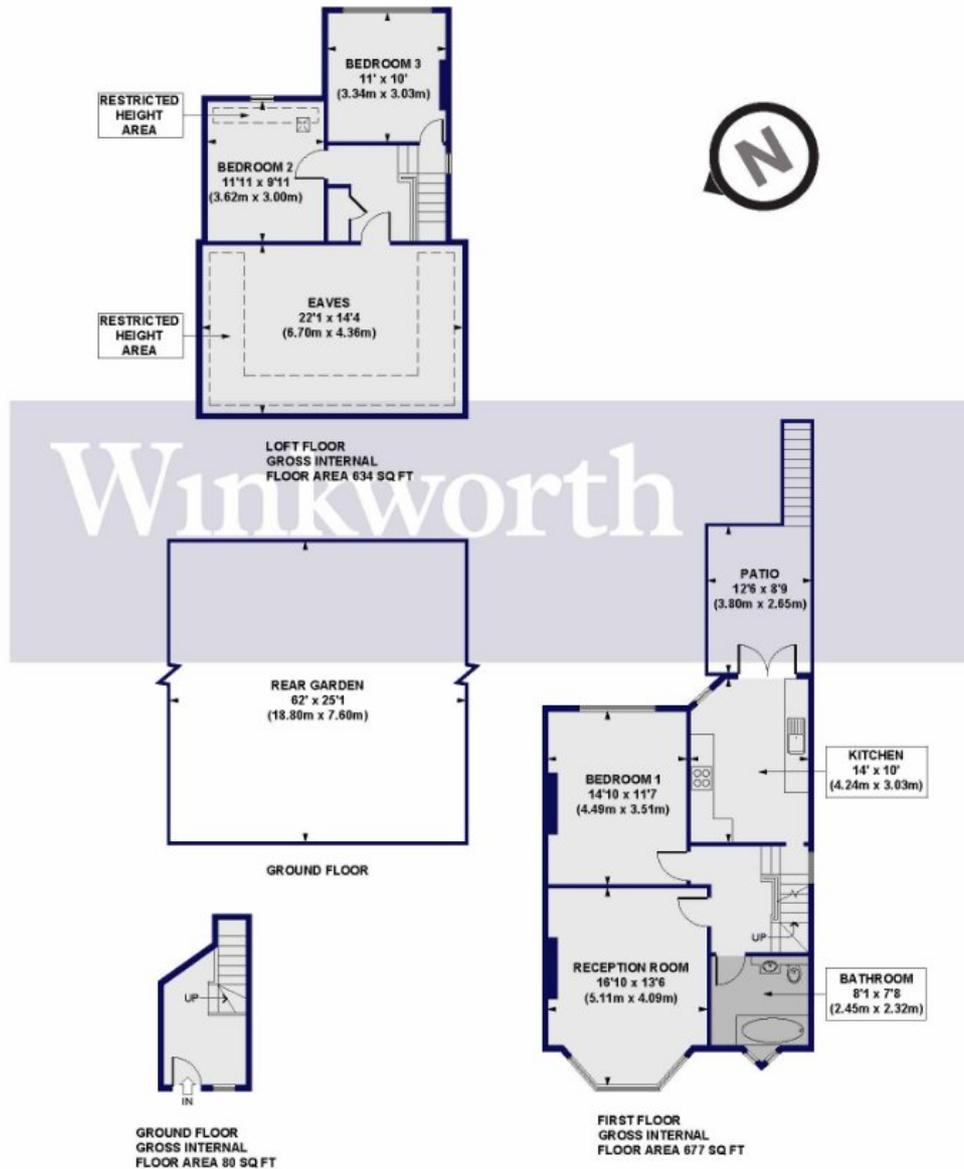
- Split-Level Character Conversion
- Situated Within a Desirable Conservation Area
- Own Entrance
- Private Roof Terrace, Garden and Off-Street Parking
- Offered For Sale with a Share of Freehold and No-Onward Chain
- Short Stroll to Broomfield Park and Palmers Green BR Station
- Three Double Bedrooms
- Large Reception Room and Kitchen





Old Park Road, N13

Approx. Gross Internal Floor Area 1391 sq. ft / 129.27 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1052 sq. ft / 97.76 sq. m (Excluding Restricted Height Area & Eaves)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	43	
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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