



EATON PARK ROAD, N13
OFFERS IN EXCESS OF £575,000 SHARE OF FREEHOLD

A BEAUTIFUL GROUND FLOOR CONVERSION SITUATED ON THE BORDER OF PALMERS GREEN AND WINCHMORE HILL, FEATURING AN IMPRESSIVE ARCHITECT DESIGNED INTERIOR AND A PRIVATE 74' REAR GARDEN.

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DESCRIPTION:

An outstanding garden flat with an architect designed interior arranged on the entire ground floor of a character conversion, situated on a sought-after road on the border of Palmers Green and Winchmore Hill, offered with a share of freehold.

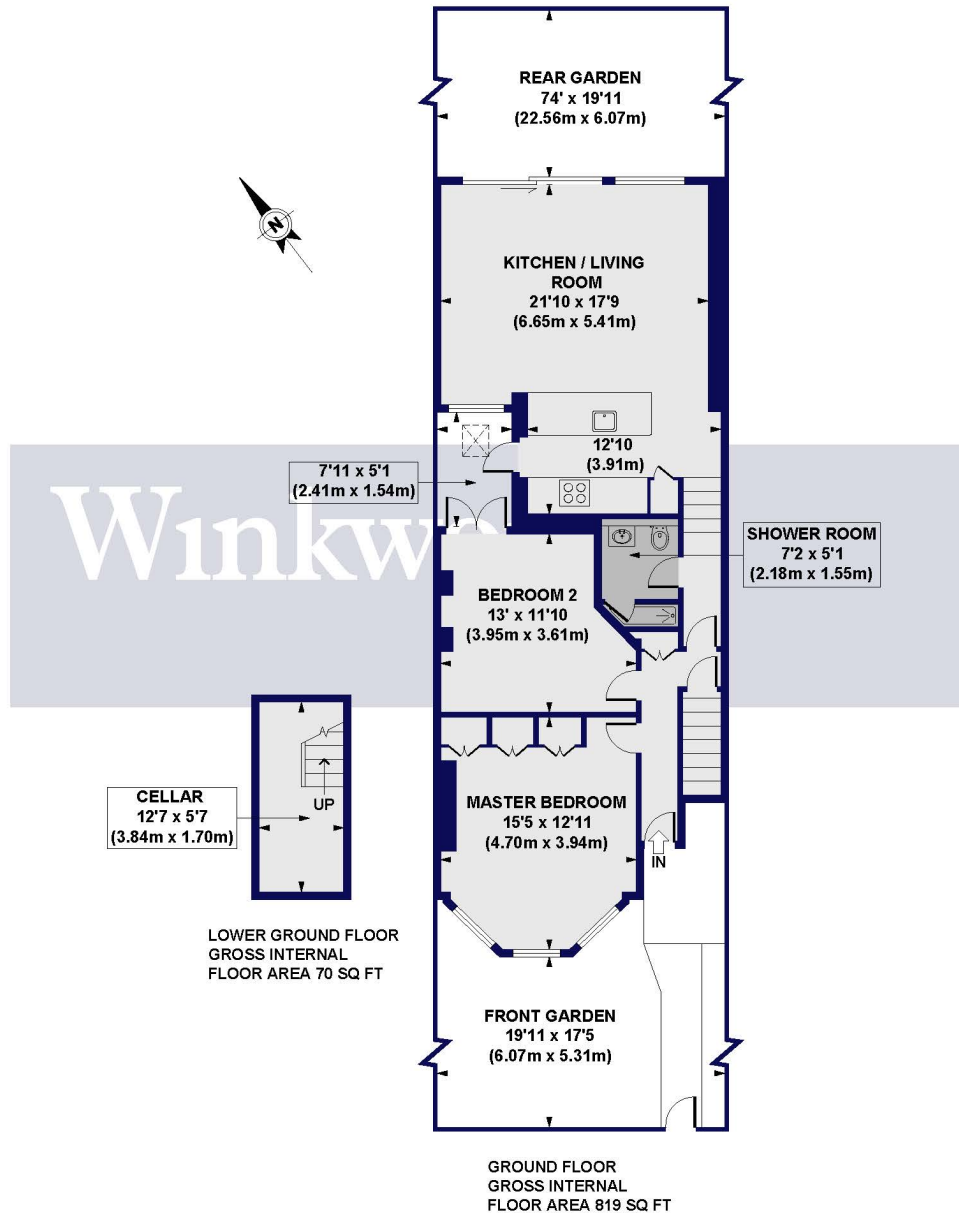
The property has been skilfully extended to provide just under 890 sq. ft. of impressive living accommodation, featuring an array of contemporary finishing touches. To the rear, you will find a stunning 21'10" x 17'9" open-plan kitchen/living room with underfloor heating and tall, full-width sliding doors opening onto the garden - perfect for dining and entertaining both inside and al fresco. The kitchen boasts stylish two-tone units with integrated appliances, and a door just off the kitchen leads to a cleverly designed courtyard. This entire space has been thoughtfully designed to maximise natural light, with the addition of a glass rooflight in the reception area and windows above the kitchen.

The bedrooms are both double in size and have high, corniced ceilings. The front bedroom features a character fireplace and sash windows, while a tall window in the rear bedroom opens into the courtyard, allowing natural airflow into the room. There is also a stylish shower room fitted with designer sanitaryware. The cellar is accessed via a door at one end of the entrance hall. Outside, the property benefits from a private 74' rear garden featuring a large natural stone patio and mature shrubs, plus the benefit of a front garden.

We highly recommend a viewing to fully appreciate the space this wonderful property offers.



Eaton Park Road, N13
Approx. Gross Internal Floor Area 889 sq. ft / 82.60 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	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Underlying Lease Term: Circa 986 Years Remaining

Service Charge: N/A

Ground Rent: N/A

Council Tax: London Borough of Enfield – Band C

All figures that are shown were correct at the time of listing.

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