

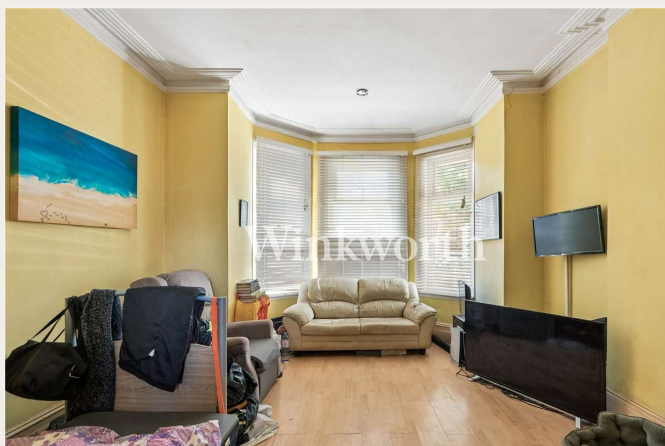


Grovelands Road, N13 £400,000 *Leasehold*

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KEY FEATURES

- Ground Floor Garden Flat
- Located in the Desirable 'Lakes' Conservation Area
- Close to Palmers Green Rail Station and Broomfield Park
- Requiring Modernisation
- No Onward Chain
- Two Bedrooms
- Driveway
- Direct Access to Private Rear Garden



Palmers Green

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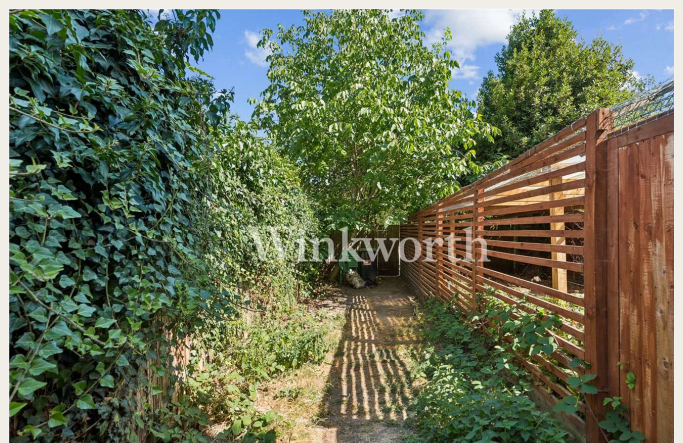


DESCRIPTION

A two-bedroom garden flat offered with no onward chain, occupying the entire ground floor of an Edwardian semi-detached house situated within the sought-after Lakes Conservation Area. The property is conveniently located close to Palmers Green station, providing direct services to Moorgate. Broomfield Park is also within easy reach, together with the excellent selection of cafés and restaurants along nearby Aldermans Hill and Green Lanes.

The accommodation features a spacious front reception room, a centrally positioned kitchen with one of two access points to the rear garden, a bathroom, and two bedrooms, one of which is situated at the rear of the property overlooking the garden. Outside, the property benefits from a private rear garden and off-street parking.

Whilst the property would now benefit from some cosmetic updating, it offers an excellent opportunity for a purchaser to modernise and personalise the accommodation to suit their own taste and requirements.





LOCATION

Grovelands Road is a sought-after residential street in the heart of Palmers Green, moments from the cafés, restaurants and independent shops of Green Lanes. Popular local favourites include Starfish & Coffee, Stage House and The Olive Cafe & Bakery. The area is well served by open green spaces, with Broomfield Park and the nearby Grovelands Park offering lakes, tennis courts and pleasant walking routes. Excellent transport links include Palmers Green Station, providing direct Great Northern services to Moorgate via Finsbury Park, while Arnos Grove Underground Station (Piccadilly line) is also within easy reach. The street additionally benefits from being within a Low Traffic Neighbourhood (LTN), helping to reduce through traffic and create a quieter, more pedestrian-friendly environment.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN250256>

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.

MATERIAL INFO

Tenure: Leasehold

Term: Circa 124 year (125 years from 29th August 2025)

Service Charge: N/A

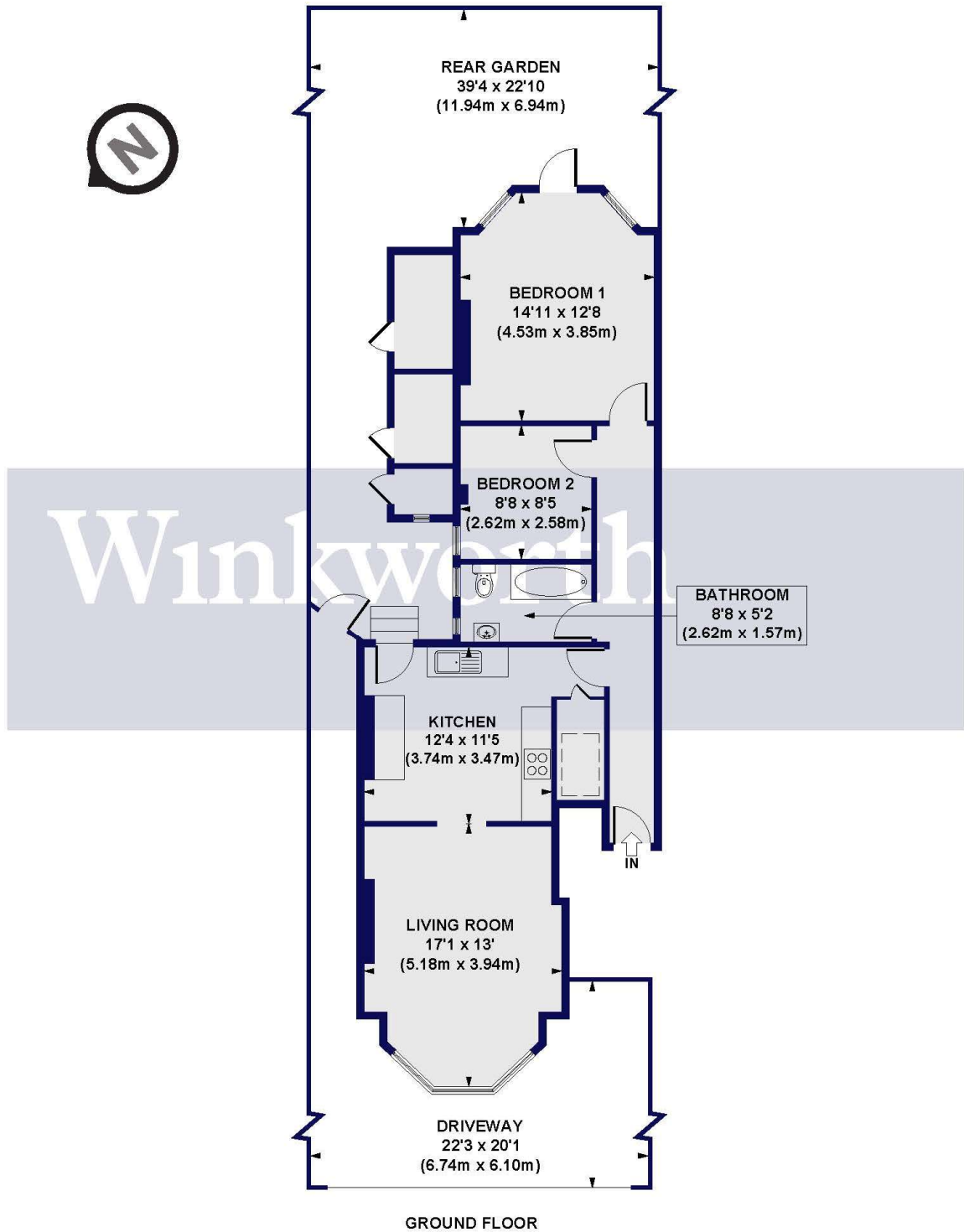
Ground Rent: Peppercorn

Council Tax: London Borough of Enfield - Band D

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Grovelands Road, N13
Approx. Gross Internal Floor Area 776 sq. ft / 72.08 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.

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