



**OLD PARK ROAD
PALMERS GREEN N13
GUIDE PRICE £525,000**

SOLE AGENT

A beautifully presented converted apartment arranged over the entire first floor of this handsome semi-detached Edwardian house, enviably located on the highly sought after Lakes Estate in Palmers Green.

Flooded with natural light, this spacious (829 sq ft) property comprises a striking 18ft 10in reception room spanning the entire width of the house with high corniced ceiling, hard wood double glazed sash windows and stripped wood flooring, a fitted kitchen, bathroom, separate WC and two generously proportioned double bedrooms.

Further benefits include a secluded private section of rear garden and access to a substantial boarded loft with radiator and original side window which offers superb storage space and the potential to be converted (subject to the usual consents).

Old Park Road is a wide tree lined road ideally placed less than 350 metres from Palmers Green mainline station with regular trains to Kings Cross and Moorgate, Broomfield Park and the charming cafes along Aldermans Hill.

Both Southgate and the vibrant Green Lanes are also close by offering an eclectic selection of shops, restaurants and bars.

2 Bedrooms – Bathroom – Separate WC – Reception/Dining Room – Kitchen – Loft – Private Section Of Rear Garden

NB. Please note a declared interest under Section 21 of the 1979 Estate Agents Act.

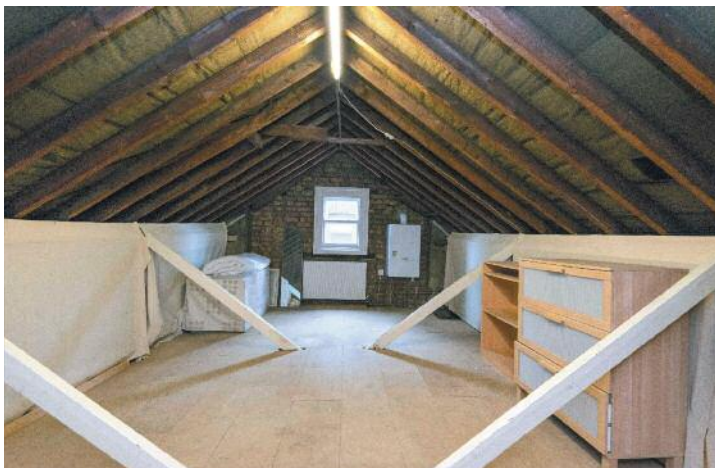
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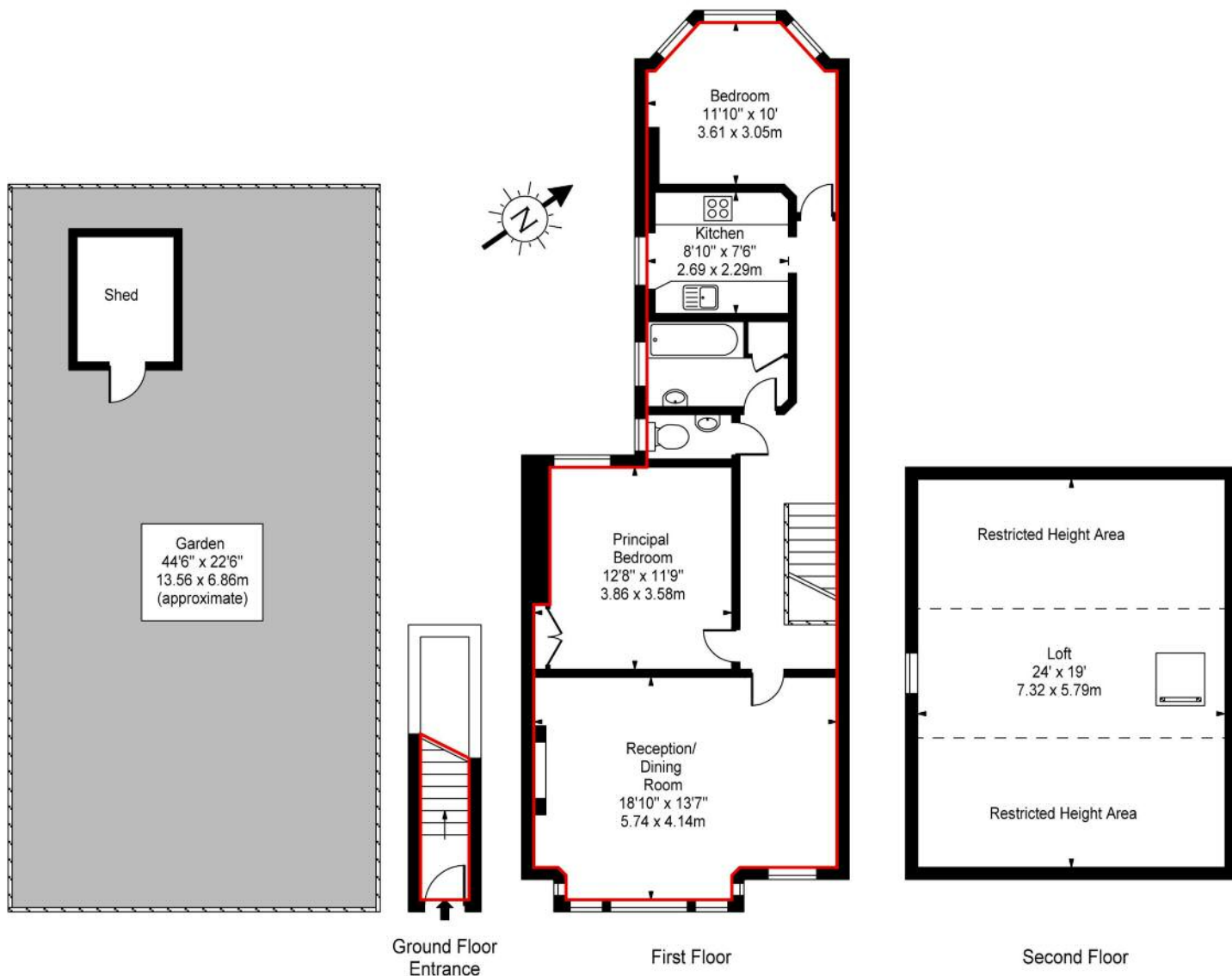
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Energy Efficiency Rating



Old Park Road N13



Approximate Square Footage Within Red Line **829 Sq Ft - 77.11 Sq M**
 Approx Floor Area Including Restricted Heights **1285 Sq Ft - 119.53 Sq M**
 (Excluding Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.32076

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

