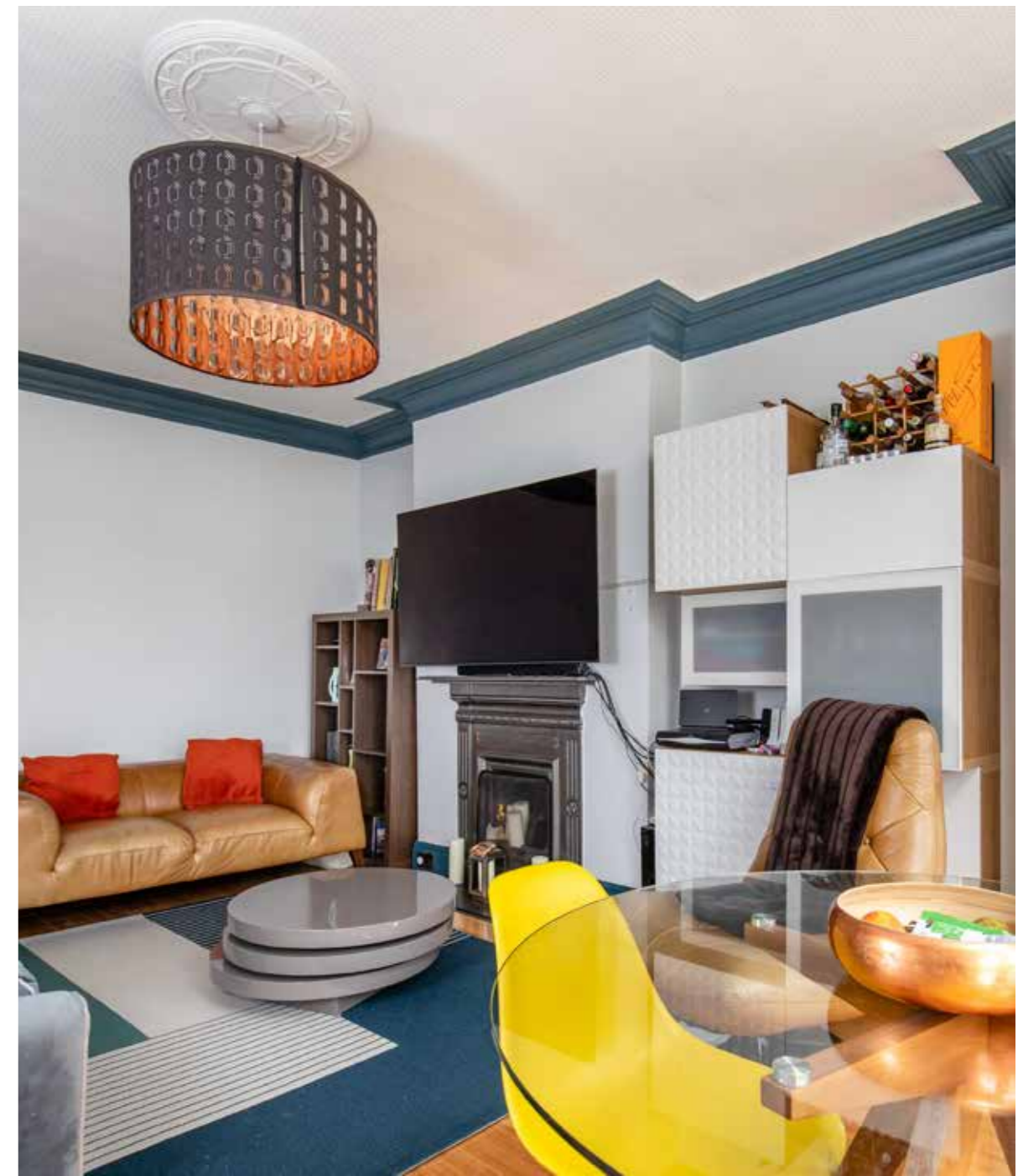




Lakeside Road  
Palmers Green | London

**Anthony Webb**  
ESTATE AGENTS



## Beautiful split level flat Lakeside Road

A large split level three bedroom converted flat occupying the entire first and second floor of this semi-detached Edwardian house. With 1,033 square feet of living space, the property offers a great amount of family accommodation with further potential of enlarging the property (subject to planning). The property also benefits from its own private rear garden measuring 11.80m x 7.15m (39ft x 25ft).

As you enter the property and go up the stairs you will notice how spacious the property feels. On the first floor level you will find the living room, two bedrooms, the kitchen and the bathroom.

The large living room boasts a round bay double glazed window, high ceiling with original cornice and central rose, a cast iron feature fireplace with slate hearth and bamboo flooring.

The kitchen consists of a wide variety of wall and base units with integrated oven and hob and modern extractor hood over. Roll-top work surfaces incorporating a stainless steel single drainer sink unit with a modern chrome mixer tap with pull down spray hose. A large double glazed window offers plenty of light throughout the day and overlooks the rear garden.

The shower room has recently been refurbished to a very high standard. It features ambient LED lighting, a concealed floating toilet and anthracite heated towel rail. An impressive spacious walk-in shower with both a large fixed head square rain shower head as well as a handheld attachment and stone effect tiled walls with inset shelving and a large glass shower screen. A stunning hand carved polished stone bowl wash basin sits on a solid wood storage cabinet and makes for a fantastic addition to this modern shower room. Two double glazed windows offer plenty of natural light.

The main double bedroom has a light airy feel with a large double glazed window overlooking the garden, high ceiling with an original cornice and bamboo flooring.

The second bedroom, a good sized single room, could also be used as a home office.

From the landing, a staircase leads you up to the loft and a sizeable double bedroom featuring a large window with great wide-ranging views out to the west of London. The room benefits from eaves storage cupboards and sloping ceilings that further enhance the character of this lovely attic room.



# Outside space

## Lakeside Road

The rear garden is accessed via the side passage, to the right of the house. The garden provides a peaceful sunny outside escape for relaxation with grey decking, a timber shed, lawn and flowerbed borders.

The current owners share what they love about this property: "When we first saw the flat we loved the amazing light and its size which makes it feel like a house almost. Set over two levels, it provides an opportunity to have diverse living space or work from home in recent months. The many windows make for some pretty spectacular sunset watching, in particular from the second floor. The garden has been a little oasis for us and we have spent many special days and evenings out there.

Living on Lakeside Road means you'll be on a quiet and safe street with wonderful neighbours who care a lot for each other. We have our own street WhatsApp group for anything from Street Bingo to organising donations or helping out during times of self-isolation."

### SURROUNDING AREA

Lakeside Road is a quiet residential side street located between Aldermans Hill and Fox Lane within the Lakes Estate conservation area. You have two large parks to chose from with both Broomfield and Grovelands just a short walk away. You will also find a wide choice of coffee shops, eateries, boutiques and restaurants along Aldermans Hill, Green Lanes and Southgate Green.

Independent schools Palmers Green High School for girls and Keble School for boys are both nearby.

### TRANSPORT

Palmers Green overground station (Moorgate in 33 minutes) is a short walk away, providing easy access to the city and beyond. There is easy access for both cars and bicycles, with both the North Circular Road and Enfield's award winning segregated cycles lanes within easy reach.



## Lakeside Road

Three bedrooms  
Tenure: Share of freehold  
Size:1,033 square feet



The measurements supplied are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.



The EPC records how energy efficient a property is as a building, using an A-G rating scale (A - being the most efficient and G - the least)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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