



*4b stonard road  
london, n13 4dp*



two  
bedrooms



one bathroom  
plus an en-suite



ample storage  
space throughout



private rear  
garden



immaculate condition  
throughout



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## *sought-after & stylish on stonard road two bedroom apartment*

**£425,000**  
*guide price*

*this first floor, two-bedroom apartment has exceptional style, offering clean and modern standards throughout and an authentic sense of space and privacy.*



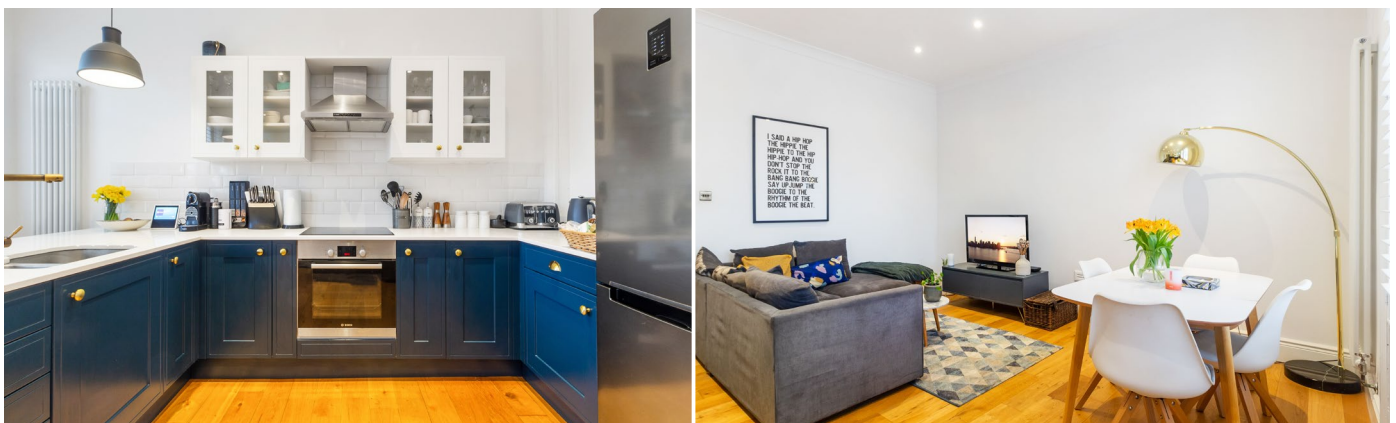
### *description*

large sash windows complement the open plan contemporary layout, bringing together the best of time-honoured and traditional features with high-spec modern lifestyle.

from the moment you walk through the front door there, is an instant sense of space and welcome. the main bedroom fills with light and offers a very generous amount of room that takes in the en-suite shower room and lots of storage areas. next to the main bedroom is the stunning family bathroom – fitted in black and white contemporary colours, while still capturing the substantial sense of its original building.

the open plan kitchen diner is well sized and complete with fully fitted, modern, blue and white units and fully integrated appliances. the layout allows for total flexibility and provides everything needed for day-to-day catering or entertaining.

the second bedroom is also a great size-more than enough to cater for a large double bed and plenty of wardrobe and storage.







## *location*

stonard road is a haven for any resident who wants the benefit of access to a wide range of facilities whether it is the café lifestyle or access to schools, transport, leisure facilities and open spaces.

less than a mile from winchmore hill station and 1.2 miles to palmers greens station – with southgate tube station less than two miles, those wishing to travel in and out of london can do so easily. the british rail services offer the great northern lines while southgate is on the piccadilly line. bus services are also readily available while the main north circular and a10 roads provide accessible routes in and out of the area and to other major arterial links.

the local education facilities cater for all ages from pre-school to sixth form. starting with the opportunity to drop off the toddlers at the bright horizons day nursery and pre-school, there is also hazelwood, highfield and oakthorpe primary schools which all have excellent ratings and aim to inspire and

challenge their students. there is also broomfield secondary school - a smaller than average secondary school that acknowledges the needs of all students and strives only for academic success but to ensure that they develop the whole child, in order to prepare them for 21st century life.

for those seeking the outdoor life there are plenty of nearby open spaces. broomfield park is a very short walk, offering a large green and peaceful environment for adults and children alike.

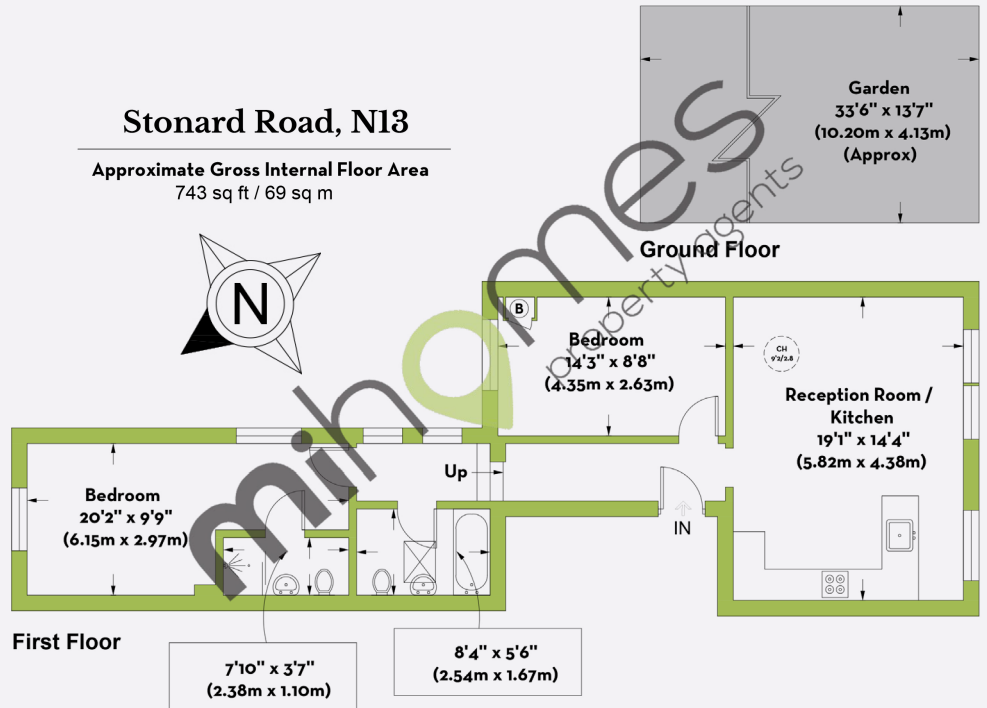
the area also offers a wealth of restaurants, shops, supermarkets, leisure facilities which all combine to provide a convenient and pleasurable lifestyle within a thriving and welcoming community.

- lease: 900+ years
- service charge: £0.00
- peppercorn ground rent
- share of freehold

*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 947393)*

## Stonard Road, N13

Approximate Gross Internal Floor Area  
743 sq ft / 69 sq m



### overview

- share of freehold | in immaculate condition throughout
- two bedrooms | close to all local amenities and open green spaces
- situated on the first floor | ample storage space throughout
- private rear garden | open plan kitchen and reception room
- en-suite master bedroom

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