

# OLD PARK ROAD

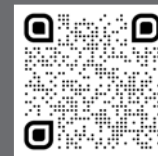
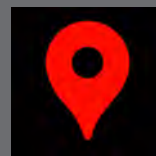
Lakes Estate, Palmers Green - N13

THOMAS  
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- 2 BEDROOMS
- 1 RECEPTION ROOMS
- GARDEN
- DRIVEWAY
- GARDEN STUDIO
- SIDE ACCESS



FOR SALE  
£625,000  
LEASEHOLD



# OLD PARK ROAD

Lakes Estate, Palmers Green - N13



## 2 Bedroom Flat

**£625,000**

### IN BRIEF

This fabulous two bedroom apartment is a rare find. It's unusually large at over 930 sq ft and has a front garden with off-street parking and a delightful back garden with a modern garden studio. The location is both quiet and convenient, tucked away in a tree-lined cul-de-sac just moments from the centre of Palmers Green in the midst of a friendly local community.

### PROPERTY DESCRIPTION

From the moment you see the handsome street frontage of this semi-detached Edwardian villa it's clear that this is no ordinary two bedroom apartment. With generous period proportions, a large bay window, a front door with leaded lights, intricate plasterwork and a smart front garden with paving and planting, the property has great kerb appeal. It also benefits from gated and secure side access to the rear garden.

Once inside, the care and consideration put into the property is apparent. It's well-maintained throughout and the whole space is a considered combination of original features and contemporary updates, from high ceilings, and stripped wood floors and doors to modern kitchen and bathroom fixtures and fittings. The large entrance hallway has a built-in utility cupboard with space and plumbing for a washer and dryer, and a large archway into the kitchen/diner and living room at the rear of the apartment.

The kitchen/diner is over 21 ft long and is flooded with light from a glass roof, wall of windows and a glazed door to the garden. It has an extensive range of fitted wall and floor cabinets with lots of space for freestanding appliances and a large dining table. With easy access to the garden and the living room it's a great space for relaxation or entertaining. The living room is a serene space with garden views through a large bay window and French doors. An original cast-iron fireplace with an intricately patterned tile surround provides a charming focal point, whilst ceiling cornicing and a central rose add a touch of elegance.

### QUIET ROAD

ORIGINAL FIREPLACE

LARGE ROOMS

PERIOD FEATURES

DRIVEWAY

CONTEMPORARY DECOR

SPACIOUS GARDEN



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## PROPERTY DESCRIPTION CONTINUED...

The main bedroom at the front of the property, a generously sized 16'9" by 12'2", also has elegant features and proportions, and the large east-facing bay window is brought up to date with bespoke plantation shutters. The second double bedroom is carpeted for comfort and has an internal obscured glass pane that's an interesting feature in addition to the external window. The bathroom is a stylish space with smart grey metro-tiled walls, a bath with an overhead and mixer shower and a traditional-style freestanding washbasin and WC. And there's plenty of light from a contemporary skylight.

The garden, which is approximately 40 ft long, is beautifully landscaped with a gravel terrace, and areas of stepped paving leading to low and raised beds with varied mature planting. It's also home to the stunning garden studio. This contemporary all-purpose room was built just two years ago by Vivid Green, a company that specialises in high quality and stylish garden buildings that are both aesthetically pleasing and economical to run. With large double glazed dual aspect picture windows and a sliding door, it's an ideal retreat or workspace. There are eight years remaining on its ten-year warranty. Beyond there's a further rear section of private garden owned by the apartment above.

This unique apartment has a long lease (999 years issued in 2008) and the annual ground rent is £150.

## LOCAL LIFE

You'll be living at the heart of a thriving local neighbourhood; there's a street WhatsApp group, an annual street party, and the road closes once a month from May to October for street play days.

The property is in the heart of Palmers Green, just a couple of minutes' walk to the many shops, cafes, and restaurants on nearby Aldermans Hill and Green Lanes. It's also within easy walking distance of Winchmore Hill and Southgate.

Transport links are excellent; it's a mere three minute walk to Palmers Green station, which has 22 minute train journeys into Moorgate. Alternatively you can take the tube into the West End from the stations at Southgate or Arnos Grove, which are both a short cycle or bus ride away.

The property has great access to green spaces. 21-hectare Broomfield Park, one of the highlights of this friendly North London area, is two minutes' walk away at the end of the road. Its many attractions include lakes, a sensory garden, bandstand, community orchard and fantastic views of Alexander Palace, the City and Westminster.

## Thomas James Estate Agents

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## VIDEO



## WALK TO STATION



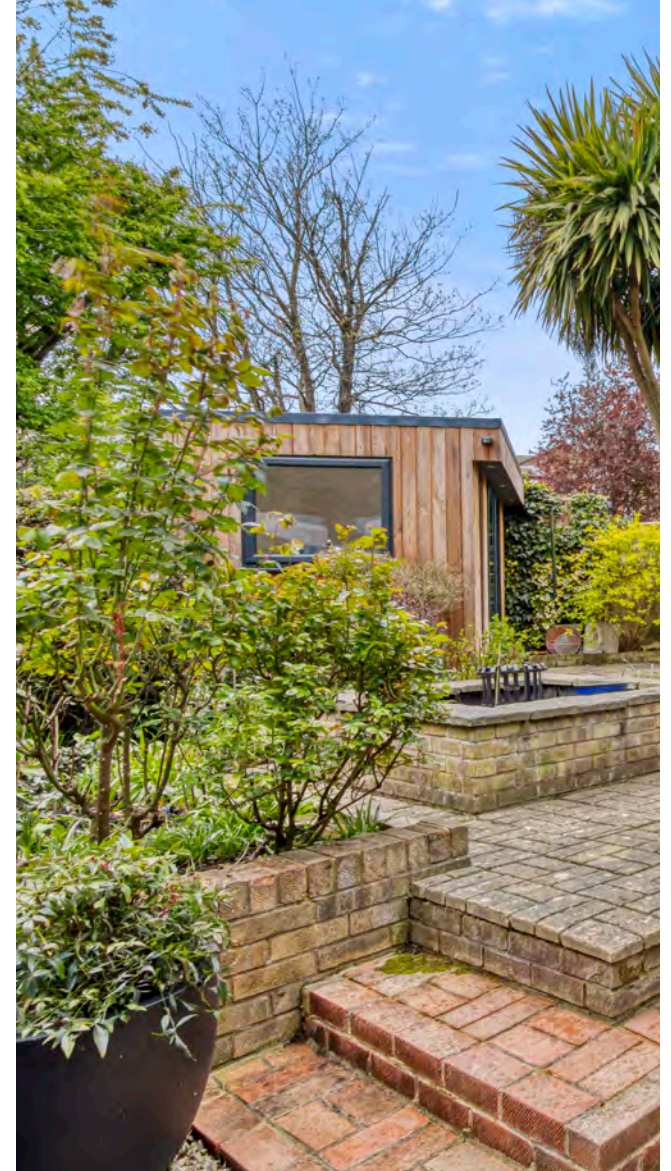


Old Park Road N13 4RG  
Approximate gross Internal Area  
86.46 sq m / 931 sq ft



This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

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