

OAKFIELD ROAD

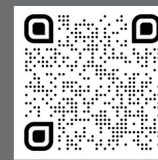
PALMERS GREEN - N14

THOMAS
JAMES
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- TWO BEDROOM CONVERSION
- FIRST FLOOR
- LARGE PRIVATE GARDEN

- DRIVEWAY
- LOFT
- QUIET ROAD



FOR SALE
£450,000(OIEO)
SHARE OF FREEHOLD

OAKFIELD ROAD

PALMERS GREEN - N13

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2 BEDROOM APARTMENT

£450,000 SHARE OF FREEHOLD

IN BRIEF

This spacious two bedroom apartment is on the first floor of a terraced Edwardian house in the popular Lakes Estate in Southgate has off street parking at the front and a sunny, south-facing garden to the rear. Located just half a mile from the town centre and tube station, it's close to a wide range of amenities.

PROPERTY DESCRIPTION

Entering the apartment on the ground floor, a short flight of stairs takes you up to a long and wide landing with doors to all rooms and two built-in full height cupboards.

The apartment has a logical layout, large windows and good room sizes throughout with a spacious 737 square feet of space inside. The living room and main bedroom are particularly large, and both have fantastic natural light and leafy views thanks to large bay windows.

The living room is at the front of the property and has a traditional feel with ceiling cornicing and an attractive original cast-iron fireplace with an ornate tiled surround. Measuring 15'2" by 12'7" there's ample space for sofas, a dining table, and a workspace if required.

The adjacent main bedroom has a rear bay window with garden views. This measures 16'5" by 11'7" so can easily accommodate a kingsize bed and bedroom furniture. The second bedroom, which measures 11'4" by 7'3", is at the front of the apartment and has a charming triangular bay window characteristic of properties of this vintage.

The bathroom, WC, and kitchen lie beyond the main bedroom. The bathroom is a lovely light room with a fitted bath (with a shower above) and a washbasin console. The separate WC is located conveniently next door. Both have windows.

COUNCIL TAX BAND: C
Enfield Council

EPC RATING: D

SHARE OF FREEHOLD



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PROPERTY DESCRIPTION CONTINUED...

A couple of steps lead down to the well-equipped kitchen which is fitted with wraparound wall and floor cabinets that house a combination of integrated and freestanding appliances and provide a lot of storage and worktop space. A window above the sink with garden views makes this a really pleasant place for preparing food or and even for doing the washing up!

The apartment has classic décor with a predominantly white and pale neutral décor emphasises the sense of light and space, and the natural wood mantelpiece and panelled doors add character and warmth. The fixtures and fittings are contemporary, there's gas central heating, and the apartment is mainly carpeted.

Outside, the property is set back behind a shared paved front garden with off street parking for two cars and to the rear there's a sunny south-facing garden which is accessed via a separate pathway. This is overgrown but has lots of potential to be a fabulous outdoor space. For the avoidance of any doubt there isn't direct access from the property to the section of garden.

LOCAL AREA

- Southgate town centre, just over half a mile from the property, has a wide range of independent and high street stores, cafes, restaurants and other amenities, including the tube station.
- Southgate station is a 15 minute walk. This is on the Piccadilly Line, providing direct journeys to the West End and beyond, as well as a connection to the Victoria Line and mainline trains at Finsbury Park station.
- Lovely Grovelands Park is a mere five minute walk away at the end of the road. This popular green space has extensive landscaped gardens, a boating lake, playground, sports courts, and a café in addition to the Nash-designed Grovelands House.

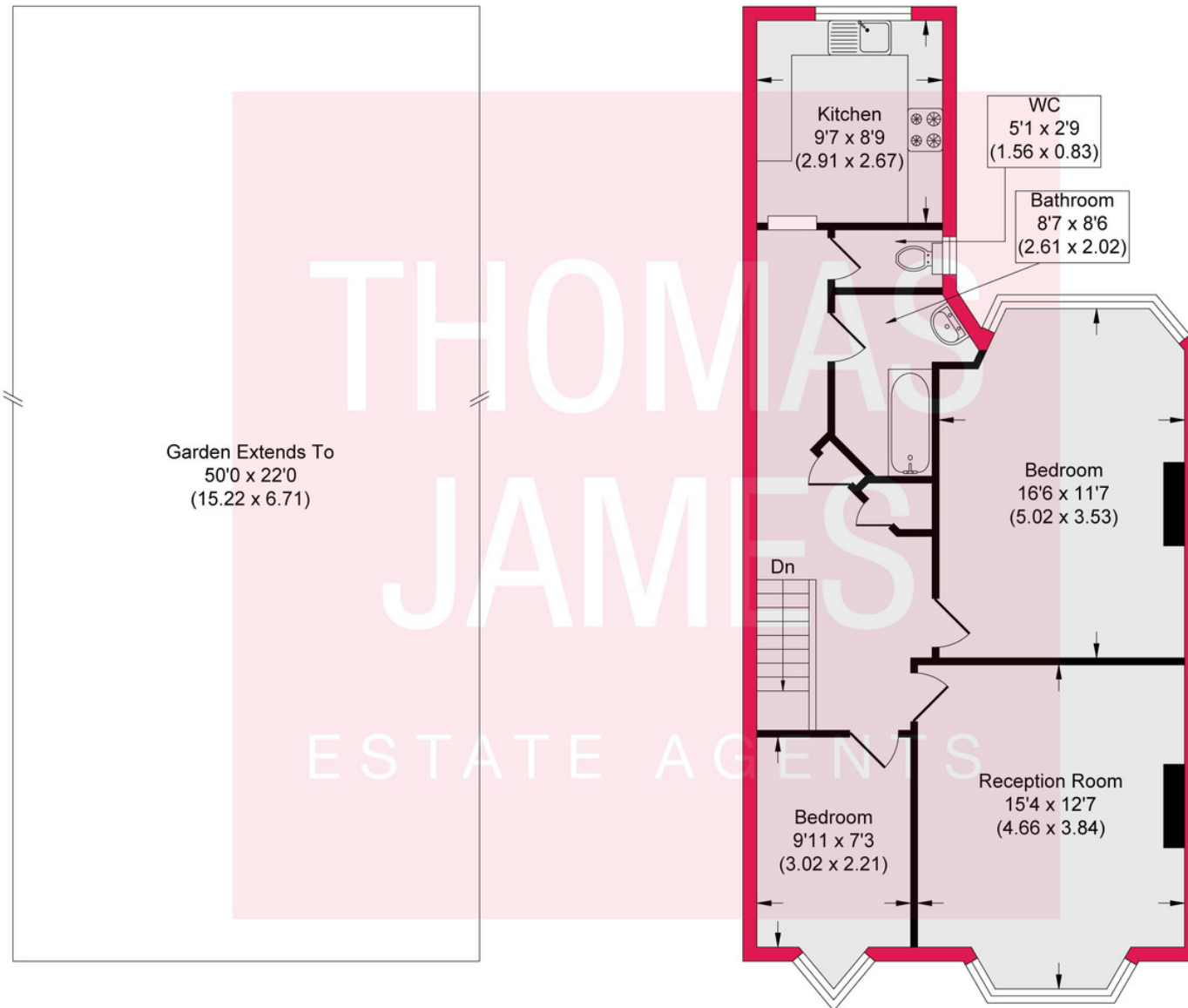
VIDEO




TRANSPORT



First Floor
68.54 sq.m. (737.75 sq.ft.) approx.



All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

TOTAL FLOOR AREA : 68.54 sq.m. (737.75 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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