

# OAKFIELD ROAD

SOUTHGATE - N14

THOMAS  
JAMES

ESTATE AGENTS



- TWO BEDROOM MAISONETTE
- NEW KITCHEN & BATHROOMS
- SPILT LEVEL
- OFFERED CHAIN FREE
- TWO BATHROOMS
- GOOD TRANSPORT LINKS



FOR SALE  
OIEO £500,000  
SHARE OF FREEHOLD



# OAKFIELD ROAD

SOUTHAGTE - N14

**THOMAS  
JAMES**  
ESTATE AGENTS



## TWO BEDROOM MAISONETTE OFFERS EXCESS OF £500,000

### IN BRIEF

Located on a delightful tree-lined road in the desirable Lakes Estate, this two bedroom, two bathroom duplex conversion is within a mile of Southgate town centre with its selection of shops, Palmers Green overground station and Piccadilly Line tube station.

### PROPERTY DESCRIPTION

Set over the first and second (loft) floors of an Edwardian terraced house, the apartment is unusually spacious for a two bedroom property, at 910 square feet, and over 1,000 sq ft including the eaves. It has its own entrance at ground floor level, inside a shared hallway.

The property has been renovated to a high standard and is in immaculate condition throughout, with contemporary fixtures and fittings and stylish classic décor in a subtle pale neutral palette that perfectly complements the elegant period proportions.

The first floor is home to the living room, kitchen, main bathroom and second bedroom, with the large main bedroom suite on the loft floor above.

The living room and kitchen are at the front of the property, and both have excellent natural light and leafy views. The living room has a calm ambience thanks to the large bay window and complementary décor. There's ample space for sofas and a dining table, and an exposed brick fireplace provides an attractive focal point. The conveniently adjacent kitchen is lined with bespoke Shaker-style cabinets by Handmade Kitchens. The triangular bay window has plantation shutters and a charming window seat with storage beneath.

COUNCIL TAX BAND: D  
Enfield Council

EPC RATING: C

SHARE OF FREEHOLD



# OAKFIELD ROAD

SOUTHGATE - N14

**THOMAS  
JAMES**  
ESTATE AGENTS

**TWO BEDROOM MAISONETTE  
OFFERS IN EXCESS OF £500,000**



## PROPERTY DESCRIPTION CONTINUED...

The main bedroom suite on the top floor is a serene retreat with a hotel feel. The luxurious bedroom measures a huge 21'5" by 14'5" and has a bespoke wardrobe and eaves storage, and a shower room. The bedroom has lovely views over the rear garden through a large south-facing casement window, and additional light from two Velux windows. The bathroom has a high level window that provides good natural light and ventilation.

The second bedroom, also a large double, has a south-facing bay window with garden views and is conveniently adjacent to the main bathroom which is a delightful place to relax with tongue & groove wainscoting, a freestanding rolltop bath, and a traditional style freestanding washbasin and WC. It also has two shuttered windows.

The property comes with a share of the freehold and is offered chain free.

## 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 on the Piccadilly Line is a 15 minute walk. This has fast tube journeys to the West End and a connection to the Victoria Line and mainline train services at Finsbury Park. Palmers Green train station, which has regular direct trains to King's Cross, Moorgate and Old Street, is also less than a mile away,

The property lies between two lovely local parks, Grovelands Park just a five minute walk away, and Broomfield Park, a 15 minute walk away.

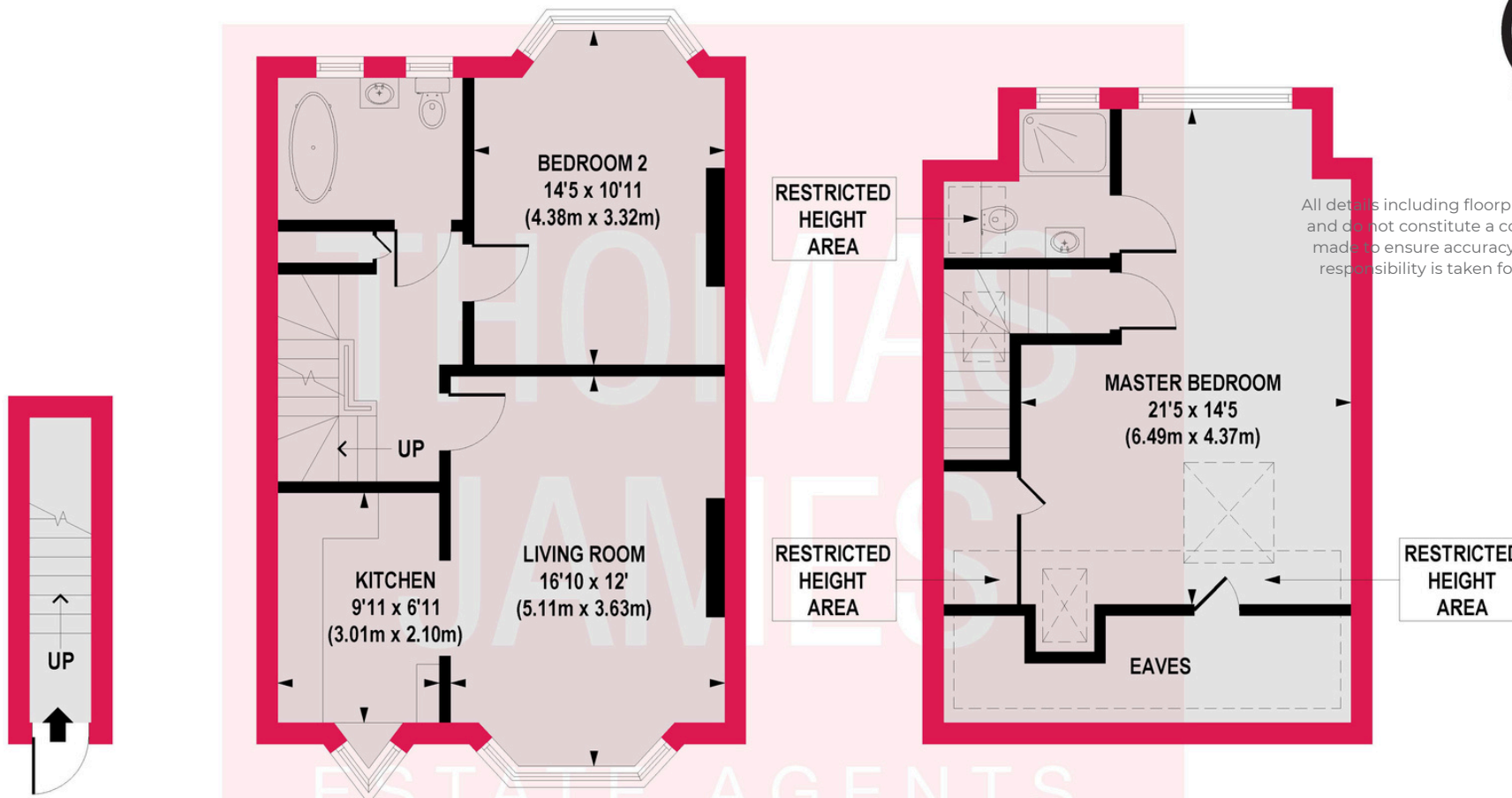
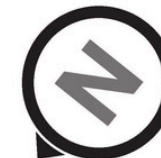
Road links are good, with the A10 and North Circular Road both within a 6-7 minute drive.

## VIDEO



## TRANSPORT





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.

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 35 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 567 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 452 SQ FT

**APPROX. GROSS INTERNAL FLOOR AREA 1053 sq. ft / 97.86 sq. m (Including Restricted Height Area & Eaves)**  
**APPROX. GROSS INTERNAL FLOOR AREA 910 sq. ft / 84.57 sq. m (Excluding Restricted Height Area & Eaves)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurement 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.

**Thomas James Estate Agents**  
 t 0208 226 0068  
 e info@thomasjameskw.com  
 w thomasjamesestateagents.com





THOMAS  
JAMES

ESTATE AGENTS





THOMAS  
JAMES  
ESTATE AGENTS





THOMAS  
JAMES  
ESTATE AGENTS





THOMAS  
JAMES

ESTATE AGENTS





LOVE

THOMAS  
JAMES  
ESTATE AGENTS





THOMAS  
JAMES  
ESTATE AGENTS





**THOMAS  
JAMES**  
ESTATE AGENTS