



Lakeside Road, Palmers Green, London, N13  
£1,200,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Lakeside Road, Palmers Green, London, N13

A rare Victorian semi-detached five bedroom house located in the desirable Lakes conservation area. With over 2200 square feet of living space, the property offers a great amount of bright and spacious accommodation with a spacious double reception, a modern kitchen/breakfast room, two bath/shower rooms, many original features, off street parking, garage, mature front and rear gardens.

Lakeside Road is a popular residential turning located between Fox Lane and Aldermans Hill and is within easy walking distance of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is also a short bus ride away via the W6 bus route. Both Broomfield Park and Grovelands Park are also within easy reach.

Entrance hallway with wood floor, original front door and coving • Spacious double reception with large bay window, feature fireplace, wood burner and original coving/picture rails • Kitchen/breakfast room with bay window and door to garden, wood floor, modern kitchen units with solid work surfaces • Utility room and w.c • Four double bedrooms and family bathroom on the first floor • The converted loft offers a living/sleeping space and an en-suite shower room • Off street parking • Garage via shared drive • Front garden • Mature and secluded rear garden measuring 85ft x 25ft.

Enfield Council Tax Band G

- Five bedrooms
- Semi-detached house
- Through lounge
- Kitchen/breakfast room
- Utility/wc
- Two bath/shower rooms
- Garage and drive
- Front and rear gardens





# Lakeside Road Palmers Green London N13 4PR

Tenure: Freehold  
Gross Internal Area: 2212.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 2212 sq ft. (205.5 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metapix 02021

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS