

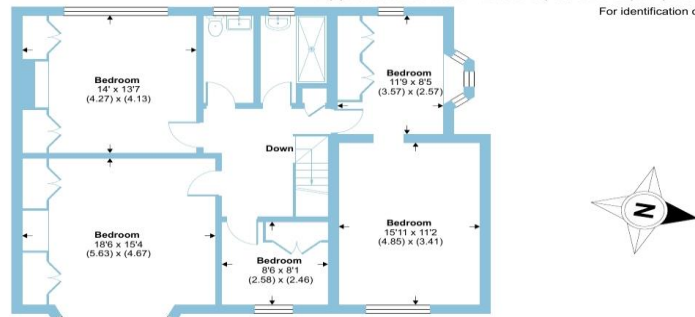


Powys Lane, London N13 4HN

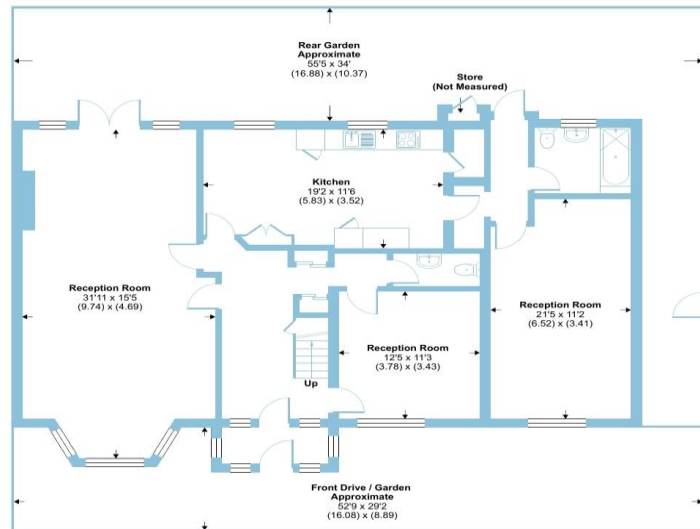
Powys Lane, London, N13

Approximate Area = 2455 sq ft / 228 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1353749

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welcome to Powys Lane, London

- Rarely Available Five Bedroom Semi-Detached Home
- Corner Plot
- Three Reception Rooms
- Westerly Facing Rear Garden
- 0.5 miles to Palmers Green Train Station & 0.6 miles to Bounds Green and Arnos Grove Tube Stations

Tenure: Freehold

EPC Rating: F

Council Tax Band: F

£1,100,000



A rare and unprecedented opportunity - A home with heritage, on the market for the first time in 60 years. Lovingly maintained through generations, this cherished family home is steeped in warmth, memory and character, and is now ready to welcome its next chapter.

This charming semi-detached property in Palmers Green boasts five generous bedrooms and three inviting reception rooms, offering ample living space for a growing or established family. There is the added benefit of a ground floor bathroom, a separate guest cloakroom, and a first-floor family bathroom with separate WC, ensuring convenience across every level. The fitted kitchen with breakfast area provides a welcoming space ideal for preparing meals for family and friends, while the westerly-facing rear garden offers a peaceful outdoor retreat perfect for gatherings and summer evenings. Sitting proudly on a prominent corner plot, this home includes off-street parking in addition to a driveway suitable for up to three cars, providing exceptional space for vehicles, a rare find in this sought-after area.

Palmers Green station is located 0.5 miles from this residence with Bounds Green and Arnos Grove Tube Stations both located 0.6 miles away, and the area is served by local bus routes.

view this property online barnardmarcus.co.uk/Property/WTS107403



Property Ref:

WTS107403 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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