

OLD PARK RIDINGS, N21 2ER



£1,750,000 Freehold

- FULLY REFURBISHED AND EXTENDED EDWARDIAN PROPERTY
- OPEN PLAN RECEPTION/KITCHEN/GARDEN ROOM
- DOWNSTAIRS CLOAKROOM
- ENSUITE SHOWER ROOM
- WEST FACING GARDEN
- FRONT RECEPTION PROPERTY
- UTILITY ROOM
- 5 BEDROOMS
- DRESSING ROOM
- OFF STREET PARKING

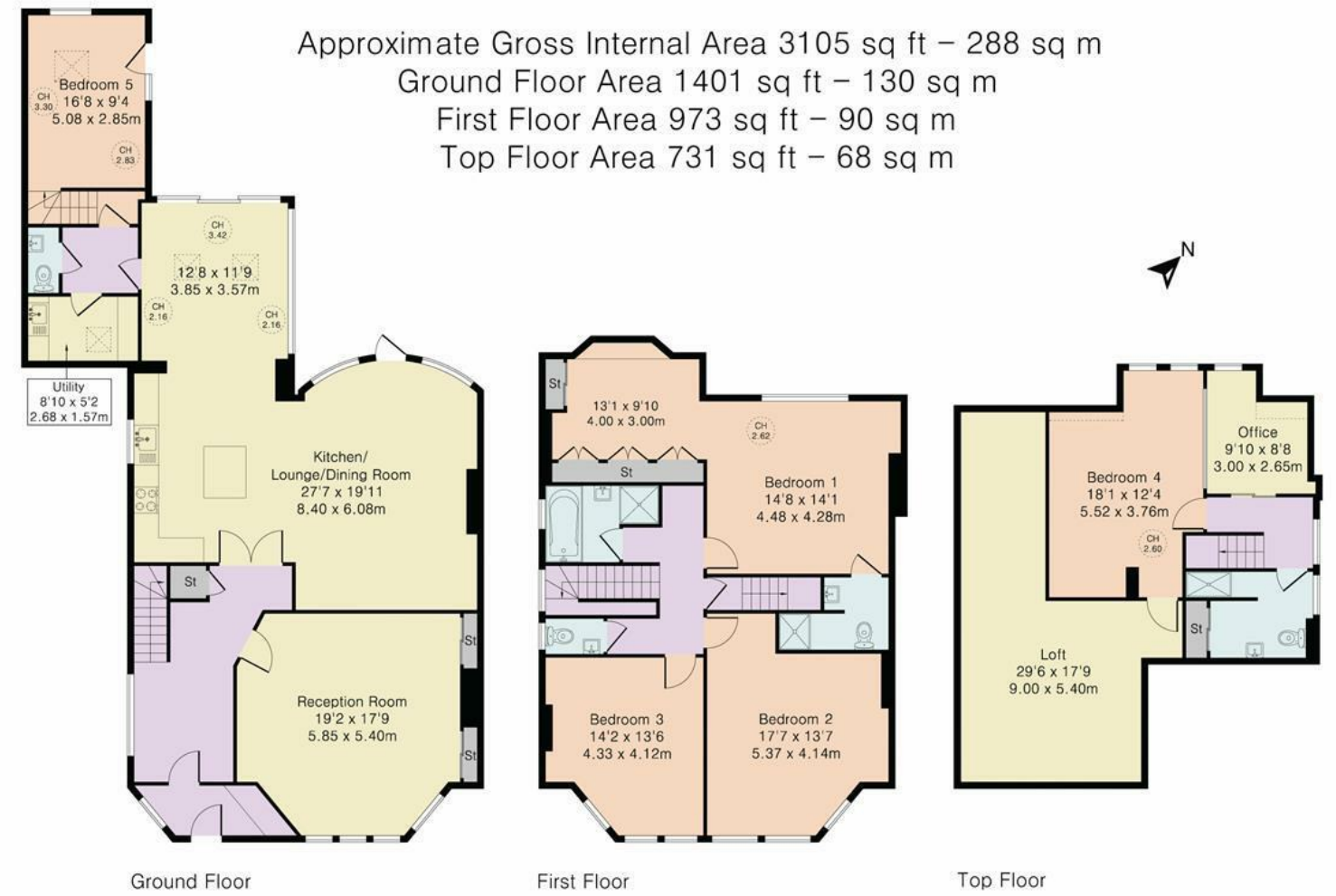
Property Details

We have pleasure in offering for sale this stunning Edwardian property that has been extended and completely remodelled by the current owners and finished to an excellent standard. With over 3100 sq/ft of accommodation, this spacious family home must be seen. The house boasts traditional Edwardian architecture with a modern touch, providing the perfect blend of elegance and comfort.

Situated in Grange Park, this house offers a peaceful retreat from the hustle and bustle of city life while being conveniently close to all amenities. The surrounding area is known for its beautiful parks, excellent schools, and trendy cafes, making it an ideal place for families and professionals alike.

Step inside to discover a spacious interior filled with natural light, creating a warm and inviting atmosphere. The property features well-appointed rooms, including a cosy living room, a modern kitchen with top-of-the-line appliances, and comfortable bedrooms perfect for relaxation.

The accommodation consists of this spacious reception hallway with feature half-moon leaded light window, front reception with stripped wood flooring and brick built open fire and surround, while the stunning open plan rear reception/kitchen and dining area is the real hub of the home. With a bespoke fitted DeVol shaker kitchen inclusive of range cooker, wine cooler and warming drawer and a large central island



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
58	
England & Wales	EU Directive 2002/91/EC

