



**ABSOLUTE**  
PROPERTY

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**4 Lipton Close, London  
N14 5BX**

**Offers In Excess Of £750,000**

Laying within five acres of picturesque historic grounds, located within the meticulously restored Grade II Listed mansion, Former home to the legend Sir Thomas Lipton.

Apartment 3 at Osidge House has been meticulously designed with a grand lobby entrance on the ground level with the open plan kitchen, living and dining room located on the lower level.

The original wine cellar has been restored to its former glory, accessed via the kitchen area. Also Two bedrooms and two bathrooms with a separate utility room along with a understairs storage room.

Sympathetically designed with traditional features, including herringbone flooring, original cornices bursting with character and large wooden sash windows providing an array of natural light into every room.

The living area has direct access to the Communal garden which has an allocated seating area for the apartment & wall panelling has been installed throughout the property along with a modern electric Fireplace recently installed.



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| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 83                       |           |  |           |
| 92-100                   | A         | 100-100  | A         |
| 81-91                    | B         | 95-100   | B         |
| 69-80                    | C         | 80-94  | C         |
| 55-68                    | D         | 65-79  | D         |
| 39-54                    | E         | 50-64  | E         |
| 22-38                    | F         | 35-49  | F         |
| 1-21                     | G         | 10-34  | G         |

For energy efficiency - higher ranking is better  
For environmental impact - higher ranking is better

England & Wales EPC Directive 2002/91/EC