



**Belgrave Gardens, London, N14 4TS**

**welcome to**  
**Belgrave Gardens, London**

Barnfields are delighted to offer for sale this superb semi-detached house with huge potential located within just a few moments walk of Oakwood Tube Station (Piccadilly Line). This versatile property provides a large outbuilding with plumbing in the rear garden ideal for a working from home scenario or gym and must be viewed to be fully appreciated!



### Large Entrance Hall

A spacious entrance hall with plenty of room for coats and storage.

### Inner Hallway

Laminate flooring, radiator.

### Downstairs Shower Room

Low level WC, corner step-in shower unit, hand basin with cupboards beneath, fully tiled walls and floor, window to side, spotlights.

### Through Lounge

28' 4" x 12' 1" ( 8.64m x 3.68m )

Laminate flooring, double glazed windows to front and French doors to rear, two radiators.

### Kitchen

12' 6" x 11' 5" ( 3.81m x 3.48m )

Range of fitted wall and base units with toning worktops, sink and drainer, built-in oven and microwave, tiled splashbacks, space for fridge/freezer, electric hob, tiled floor, spotlights, ceiling beams, tiled floor, open to:-

### Dining Room

24' 2" x 10' 6" ( 7.37m x 3.20m )

Tiled floor, range of built-in storage cupboards, radiator, glazed windows and door to:-

### Sun Room

21' 6" x 10' 2" ( 6.55m x 3.10m )

A split level room with tiled floor, double glazed windows and door to rear.

### First Floor

#### Landing

Laminate flooring, loft hatch opening to loft storage space, double glazed window to front.

### Bedroom One

14' 2" x 12' 2" ( 4.32m x 3.71m )

Laminate flooring, double glazed windows to front, range of extensive built-in wardrobes and storage space, radiator, spotlights.



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### Bedroom Two

14' 2" x 11' 10" ( 4.32m x 3.61m )

Laminate flooring, double glazed windows to rear, built-in wardrobes, radiator, spotlights.

### Bedroom Three

15' 5" x 11' 3" ( 4.70m x 3.43m )

Laminate flooring, double glazed windows to rear, built-in wardrobes, radiator.

### Shower Room

Low level WC, large step-in shower unit, hand basin with cupboards beneath, fully tiled walls and floor, window to front, spotlights, radiator.

### Outside

#### Rear Garden

A Westerly facing low maintenance rear garden mostly paved with side gate leading to the front of the house, two storage sheds and access to:-

### Annexe Room One

22' 10" x 17' 8" ( 6.96m x 5.38m )

A large room with laminate flooring, double glazed door and windows to front, doorway opens to:-

### Annexe Room Two

16' 6" x 8' 10" ( 5.03m x 2.69m )

Laminate flooring and lighting.

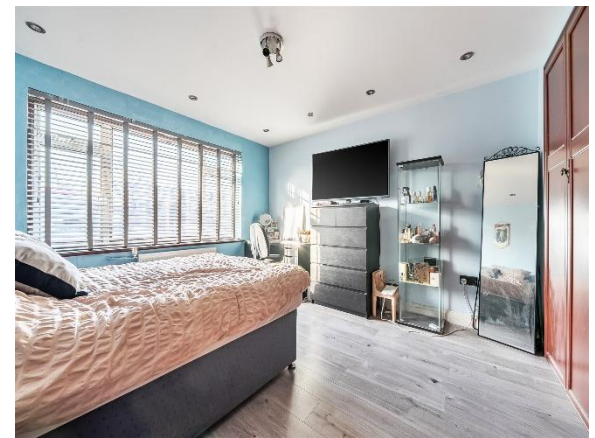
### Kitchenette / Shower Room

With base units and sink and drainer, laminate flooring, double glazed window to side, door to shower room with shower unit, hand basin and low level WC.

### Front Driveway

Brick paved driveway providing off-street parking for three cars.







welcome to

## Belgrave Gardens, London

- Large Rear Outbuilding With Plumbing
- Three Bedrooms
- 28ft Through Lounge
- Fitted Kitchen
- Dining Room

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

offers in excess of

**£800,000**



Please note  
the marker  
reflects the  
postcode not  
the actual  
property

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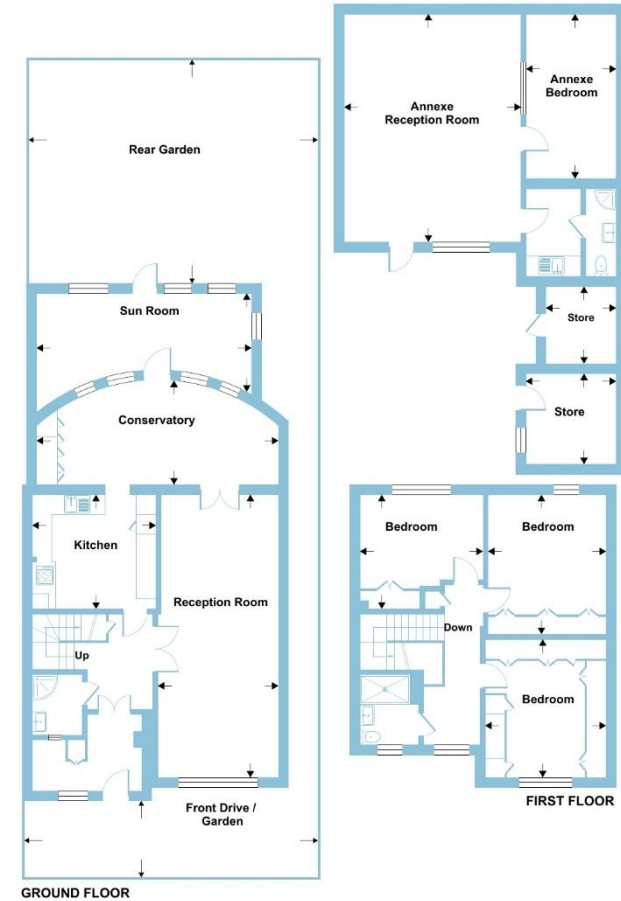
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## Belgrave Gardens, London, N14

Approximate Area = 1822 sq ft / 169.2 sq m  
Annexe = 652 sq ft / 60.6 sq m  
Outbuildings = 137 sq ft / 12.7 sq m  
Total = 2611 sq ft / 242.5 sq m

For identification only - Not to scale



GROUND FLOOR  
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1440375



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