

GUIDE PRICE
£600,000
Ecclesbourne Gardens
London, N13 5JD

PROPERTY SUMMARY

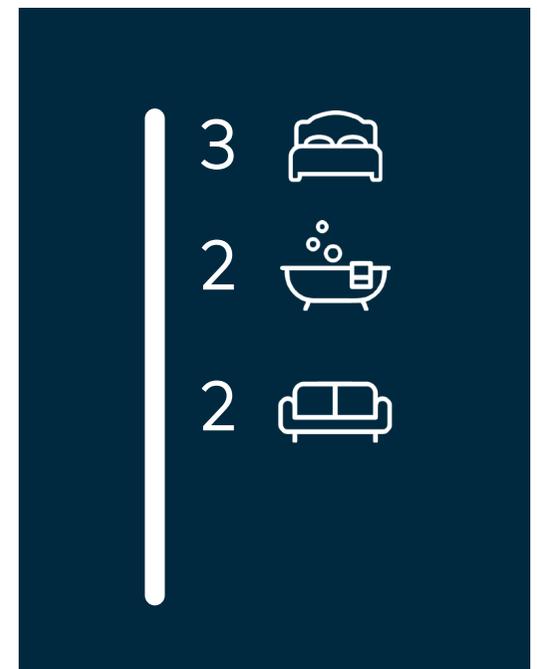
Situated on the sought-after Ecclesbourne Gardens, this attractive mid-terraced home, offers an exceptional opportunity for families in search of generous living space and everyday comfort. Extending to approximately 1,464 sq ft, the property features two welcoming reception rooms, three well-sized bedrooms and two contemporary bathrooms, perfectly suited to both family life and entertaining.

To the rear, a beautifully maintained 40ft garden provides an ideal setting for outdoor dining, children's play and summer gatherings. The property is offered chain-free, allowing for a smooth and straightforward purchase.

Ideally positioned just 0.3 miles from Palmers Green Station, the home offers convenient access into Central London, making it particularly appealing for commuters. Well-regarded local schools are close by, while Palmers Green High Street provides an excellent range of amenities including a large Morrisons supermarket, Gail's Bakery on Aldermans Hill, and an array of independent shops, cafés and restaurants.

Broomfield Park is also within easy reach, offering open green spaces and leisure facilities. Further benefits include convenient access to Palmers Green Library and the A406 North Circular Road.

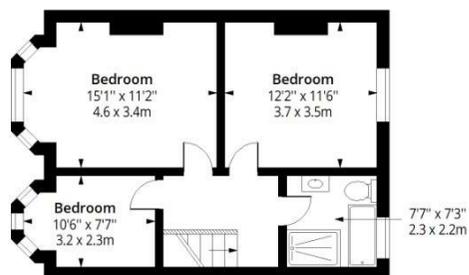
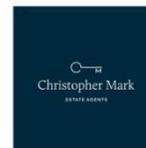
Combining character, space and a prime location, this delightful family home represents a fantastic opportunity in a highly desirable neighbourhood. Early viewing is highly recommended.



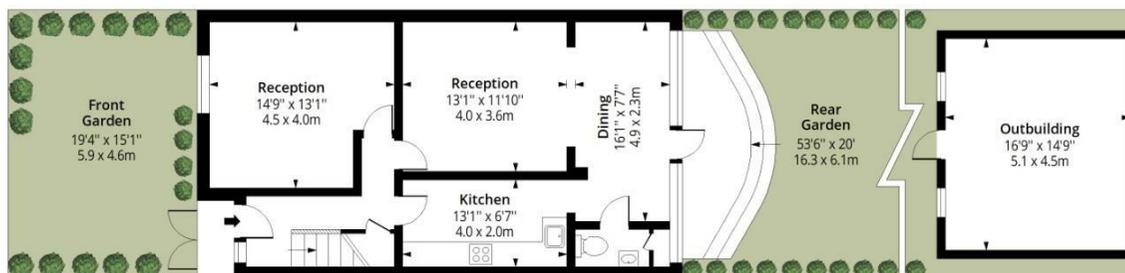


Ecclesbourne Gardens N13

Approx. Gross Internal Area 1217 Sq Ft - 113.06 Sq M
 Approx. Gross Outbuilding Area 247 Sq Ft - 22.95 Sq M



First Floor
 Floor Area 524 Sq Ft - 48.68 Sq M



Ground Floor
 Floor Area 693 Sq Ft - 64.38 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet

lpaplus.com

Date: 17/2/2026

LOCAL AUTHORITY

Enfield

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



OFFICE ADDRESS

25 Heddon Court Parade
 London
 EN4 0DB

OFFICE DETAILS

02033 690989
 Hello@christophermark.co.uk