



Old Park Road, Palmers Green, London, N13

Under Offer (SSTC)

£450,000 (Leasehold)





Versatile 1-2 bedroom Edwardian garden flat, with private garden, on the ultra desirable Lakes Estate Conservation area.

Set within the highly sought-after Lakes Estate Conservation Area, this lovely Edwardian garden apartment offers period elegance and chain-free convenience.

A genuinely versatile one-or-two-bedroom residence: the second bedroom sits between the kitchen and bathroom, accessed via the kitchen, suited best as a well-proportioned one-bedroom apartment with generous extra space, ideal as a guest room, study, or nursery.

Period character abounds, from the mosaic-tiled entrance path and hallway to the striking door surround and lead-detail windows framing the front elevation. A hardwood door opens onto an inviting hallway, mosaic tiling continuing underfoot alongside useful understairs storage.

Bathed in light from original sash windows, the principal bedroom enjoys an elegant front aspect, fine coving, ceiling detail, and a feature fireplace. To the rear, a generous reception room enjoys double-glazed doors and windows onto the garden, with its own fireplace and period detailing.

An elegant range of wall and base units, roll-top surfaces, a gas hob, and space for a fridge freezer appoint the kitchen, with an integrated washing machine, tiled floor, and wall-mounted boiler.

Original sash windows, fitted storage, and garden access complete the second bedroom. Adjacent, the bathroom offers a low-flush WC, vanity wash basin, bath with shower screen, and heated towel rail.

Outside, the private rear garden is a particular delight: a tranquil setting with a patio area, outside tap, garden shed, and gated side access. Front garden included; parking STPP. The accommodation further benefits from a long lease with no service charge, is chain-free, and is close to Palmers Green British Rail station and local amenities.

Early viewing is strongly advised.

Tenure: Leasehold

Lease Term: Started in 1963 with a lease of 199 years.

Term remaining: 136 years remaining

Service Charge: Not payable

Ground Rent: £15.75 a year

Local Authority: London Borough of Enfield

Council Tax Band: C

Front Garden

Original mosaic tiled entrance path.

Communal Entrance

Original door and door surround to front aspect with original period lead-detail windows, original mosaic tiled floor, door to:

Hallway

Hardwood door to front aspect, radiator, continuation of original mosaic tiled floor, under stairs storage cupboard, doors to:

Bedroom One

Original Sash windows to front aspect, original skirting, coving and ceiling detail, feature fire place, radiator.

Lounge

Double glazed doors and window to rear aspect, feature first place, original door, skirting and coving, radiator.

Kitchen

Double glazed window to side aspect, contrasting range of wall and base units with roll top work surfaces over, 4-ring gas hob, electric oven, extractor hood over, stainless steel sink and drainer with mixer tap, space for fridge freezer, integrated washing machine, radiator, tiled floor, wall mounted Vaillant boiler, door to:

Bedroom Two

Original Sash windows to side and rear aspect, door to side aspect onto garden, built in storage, radiator, door to:

Bathroom

x2 opaque double glazed windows to rear aspect, low flush w/c, vanity hand basin with mixer tap and storage under, bath with semi-retractable shower screen, heated towel rail.





Rear Garden

Patio area, outside tap, gated side access, mature borders, garden shed.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items





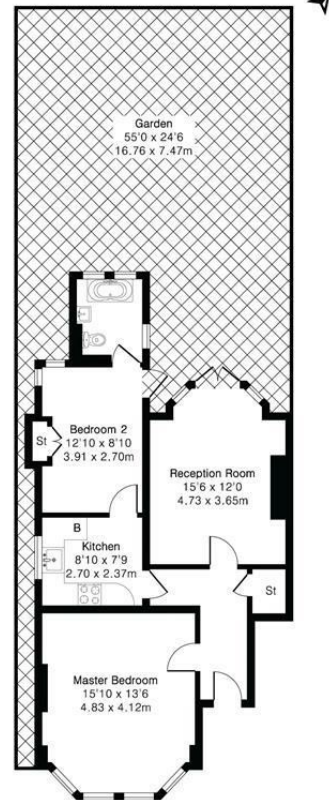


shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Approximate Gross Internal Area 714 sq ft - 66 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: D