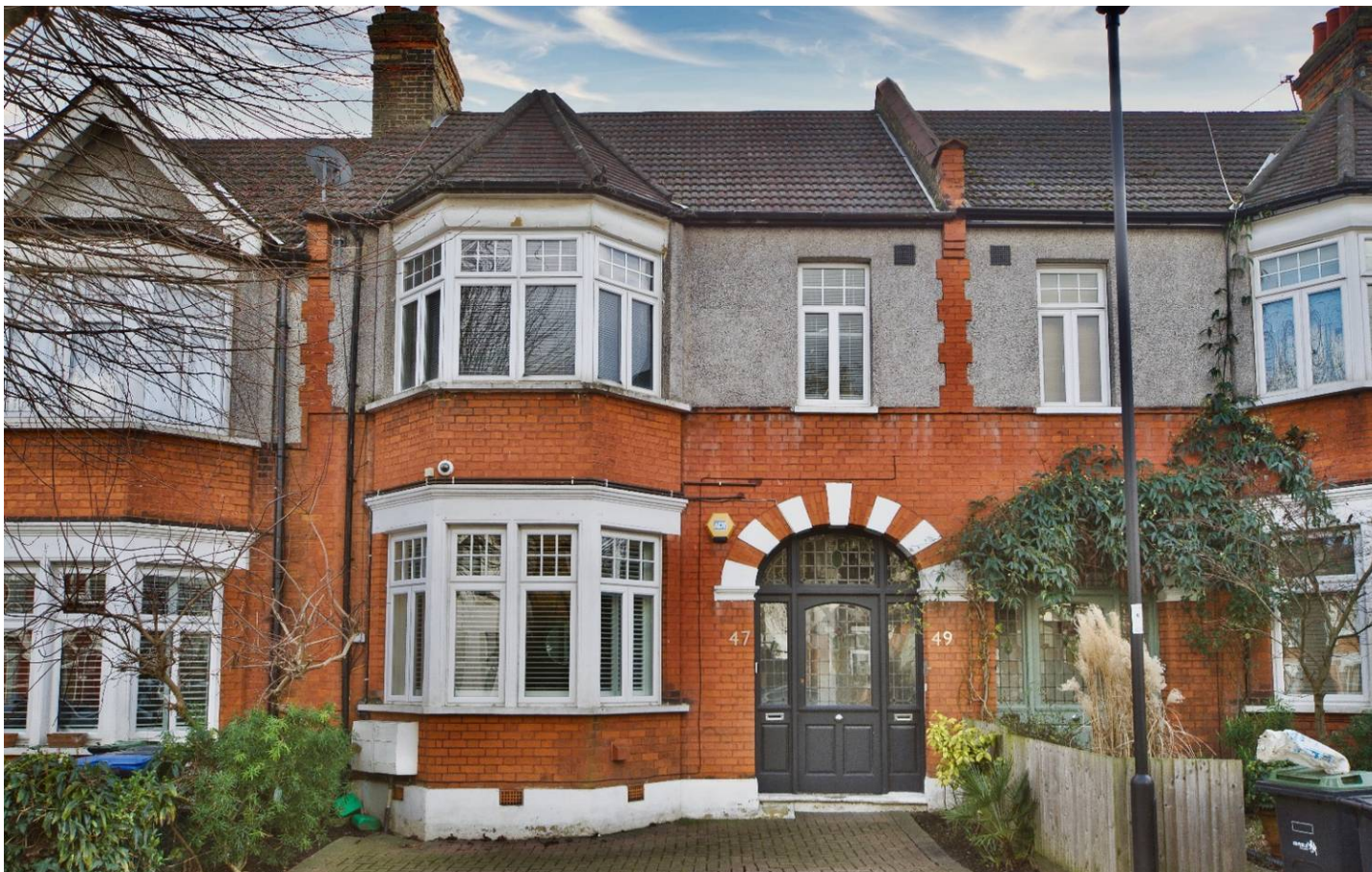




47 Stonard Road, London
London

Guide Price **£570,000**



47 Stonard Road

London

Stunning Period Garden Flat with South Facing Garden & Parking

Occupying the entire ground floor of an attractive Edwardian property on one of Palmers Green's most sought-after roads, this beautifully presented three-bedroom garden apartment offers generous accommodation, a south-facing private garden and off-street parking.

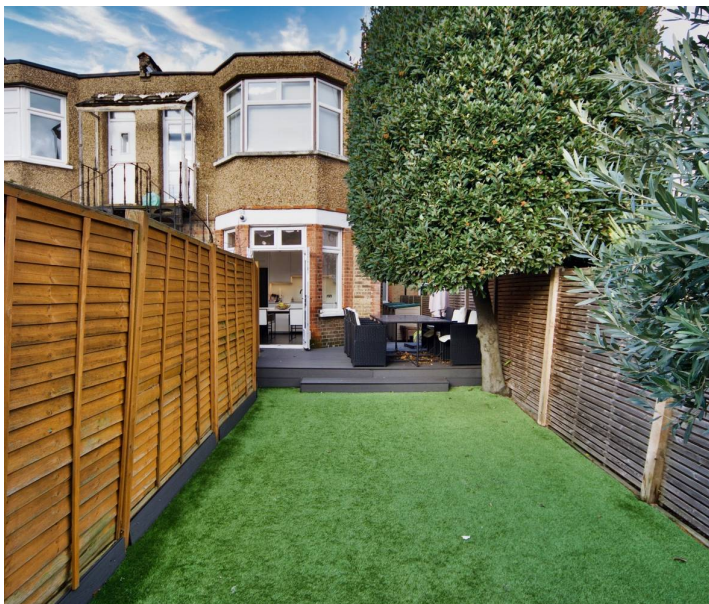
The property blends period character with contemporary styling, featuring high ceilings, original fireplaces, a striking tiled entrance hall and well-proportioned rooms throughout. The reception room provides an excellent entertaining space, whilst three bedrooms and a stylish family bathroom make the home equally suited to families, downsizers and professional couples.

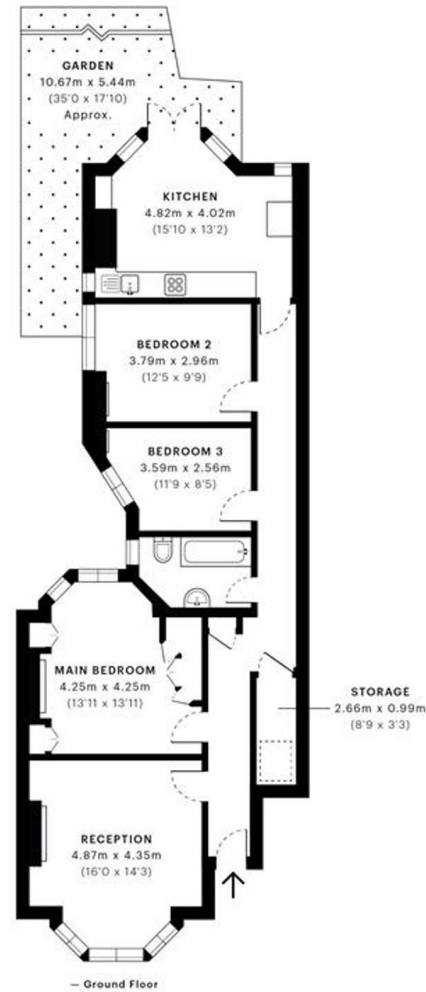
To the rear is a private south-facing garden, providing a wonderful space for relaxing, entertaining and enjoying the warmer months.

Further benefits include a long lease, no service charge and off-street parking.

Stonard Road is ideally positioned for the independent cafés, restaurants and village atmosphere of Winchmore Hill Green, whilst Green Lanes and Palmers Green Station are also within easy reach. The area is well regarded for its green open spaces, strong sense of community and excellent local schools.

A rare opportunity to acquire a substantial period conversion in a highly desirable location.





GROSS INTERNAL AREA (GIA)
The footprint of the property
97.87 sqm / 1053.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes wheelchair, restricted head height
90.15 sqm / 970.37 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.08 sqm / 11.63 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 96.41 sqm / 1037.75 sqft
IPMS 3C RESIDENTIAL 90.60 sqm / 975.21 sqft
*Excluded from measurements
SPEC ID: 6040d320bebd20dbc549ff7



Finchleys

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