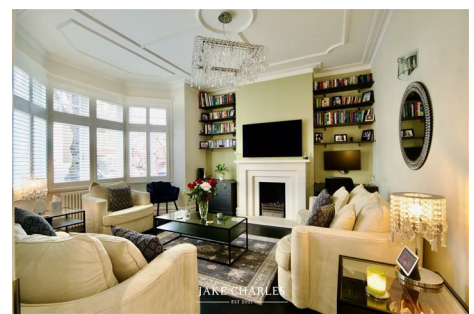
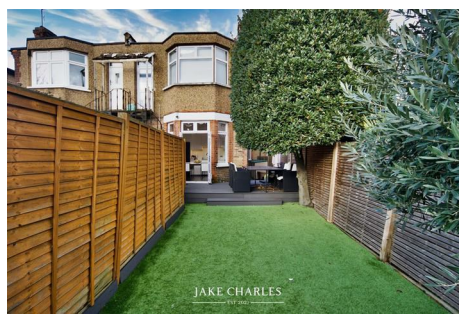
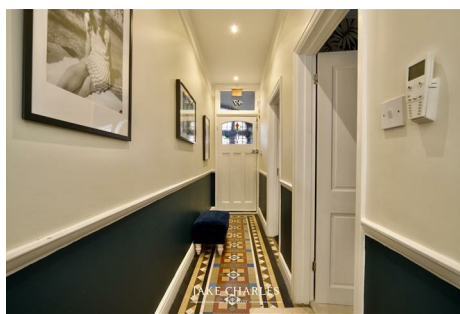


# JAKE CHARLES

EST 2021



## 47 Stonard Road

, London, N13 4DJ

- 175 Year Lease
- Private South-facing Rear Garden
- Period Property
- Allocated Off-Street Parking
- Peppercorn Ground Rent
- Three Bedrooms
- Original Features
- No Service Charge
- Ground Floor
- Excellent Transport Links

Asking price £585,000

# 47 Stonard Road

, London, N13 4DJ



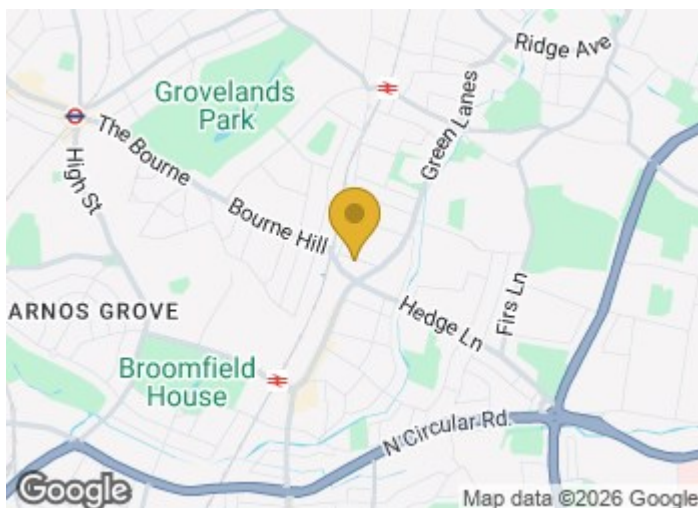
Jake Charles Property are proud to present this exceptional, rarely available three-bedroom ground floor garden flat, occupying a handsome period-style building on a peaceful residential street. The property has been tastefully modernised to a high standard while retaining an abundance of original charm and character.

Ideally positioned moments from Green Lanes, the property is approximately 0.7 miles from Palmers Green railway station, offering convenient access into Central London. Winchmore Hill Green is also nearby, renowned for its independent boutiques, cafés, and highly regarded restaurants.

The property comprises a spacious and elegant reception room, a good sized fitted kitchen / dining area, three well-proportioned bedrooms, a modern family bathroom and a private south-facing rear garden.

Additional benefits include allocated off-street parking for one vehicle, a long 175-year lease, no service charge and peppercorn ground rent.

Early viewing is strongly advised to fully appreciate the quality and setting of this impressive home.



Location



# Floor Plan



Stonard Road

Approximate Gross Internal Floor Area : 97.87 sq m / 1053.46 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	