



# Castles

ASKING PRICE

**£1,500,000 Freehold**  
**Grovelands Road**

N13

Castles

## PROPERTY SUMMARY

This distinguished Edwardian semi-detached residence extends to approximately 2,718 sq ft and occupies a prime position within the highly sought-after Lakes Estate Conservation Area, on a prestigious tree-lined road between Fox Lane and Aldermans Hill, directly adjacent to Broomfield Park. Ideally located on the borders of Southgate and Palmers Green, the property combines elegant period character with contemporary family living, close to a selection of highly regarded Ofsted Outstanding schools.

A grand entrance hallway leads to beautifully balanced accommodation. To the front is an elegant 16ft reception room, while a superb 21ft second reception room opens into a striking garden room with bi-folding doors overlooking the South East rear garden, creating exceptional entertaining and family space. The spacious kitchen/diner forms the heart of the home and is complemented by a downstairs cloakroom and useful cellar storage.

The upper floors provide 8 well-proportioned bedrooms and two family bathrooms, offering flexible accommodation for large or growing families. Period features including fireplaces, high ceilings and decorative cornicing are retained throughout, enhancing the home's charm and character.

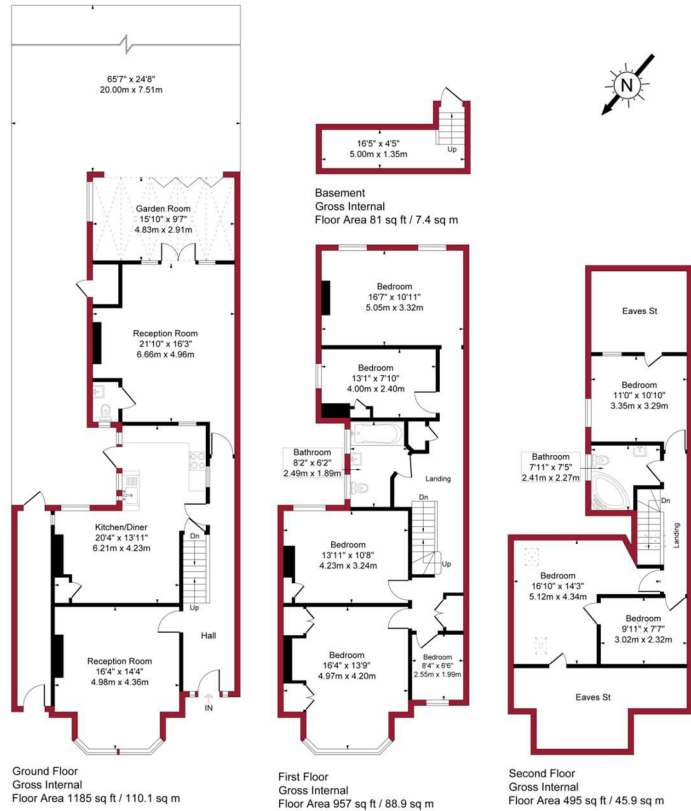
Externally, the beautifully landscaped rear garden extends beyond 65ft with patio and lawn areas ideal for outdoor living, while the front provides off-street parking. The property also offers excellent scope to personalise and further enhance.

Palmers Green station is within walking distance, providing direct services to Moorgate, while Southgate and Arnos Grove Underground stations offer Piccadilly Line access to King's Cross, the West End and Heathrow. Excellent bus routes, cafés, restaurants and local amenities are all close by.

Offered chain free, this is a rare opportunity to acquire a substantial family home in one of North London's most desirable locations.







**Transport:**  
 Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

**Shopping & Leisure:**  
 Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

**Directions to Our Office:**  
 Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and-display parking along Green Lanes and nearby.



House  
 Freehold

**Council:** Enfield

**Council Tax Band:** G

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a



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.



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**

78 Green Lanes  
 Palmers Green  
 London  
 N13 6BE

**OFFICE DETAILS**

020 8888 6081  
 www.castles.london

