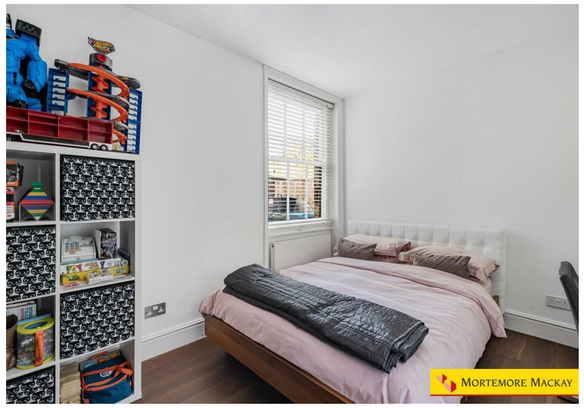
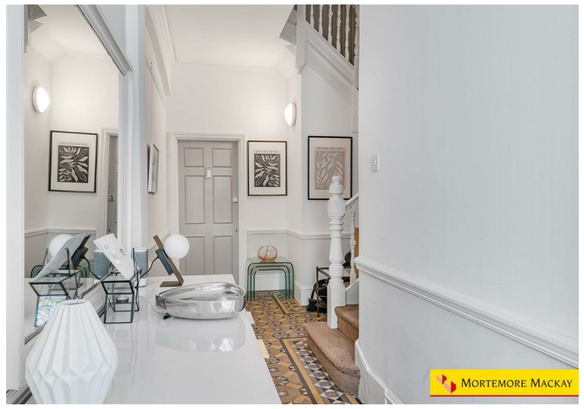
OLD PARK ROAD, N13 4RG

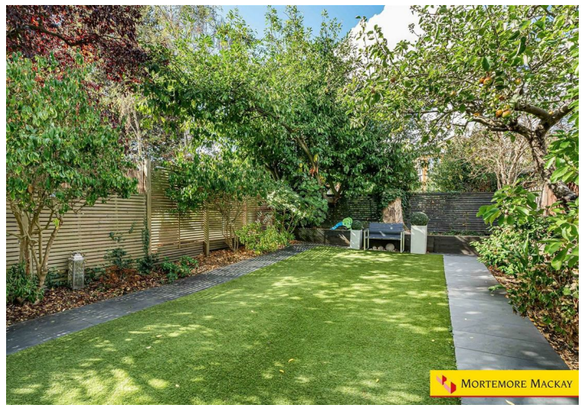














£650,000 Leasehold - Share of Freehold

- GROUND FLOOR PERIOD CONVERSION
- TWO DOUBLE BEDROOMS
- RECEPTION ROOM WITH BIFOLD DOORS ONTO GARDEN
- PRIVATE REAR GARDEN
- CLOSE TO BROOMFIELD PARK AND PALMERS GREEN STATION
- ON THE POPULAR LAKES ESTATE
- MODERN FITTED KITCHEN/DINER
- STYLISH BATHROOM
- ALLOCATED PARKING SPACE
- SHARE OF FREEHOLD WITH RECENTLY EXTENDED LEASE TO 999 YEARS

naea | propertymark PROTECTED

These details are not guaranteed correct, nor do they form part of any contract.

19 The Grangeway Grange Park London N21 2HD Telephone: 020 8360 9873
Fax: 020 8360 6513 E-mail: info@mortemoremackay.co.uk Iris Mortemore FNAEA

Property Details

Positioned on the charming Old Park Road on The Lakes Estate in Palmers Green, N13 this delightful ground floor converted apartment offers a perfect blend of modern living and period charm. Spanning an impressive 1,006 square feet, the property has been thoughtfully extended from an attractive period building, ensuring a spacious and inviting atmosphere.

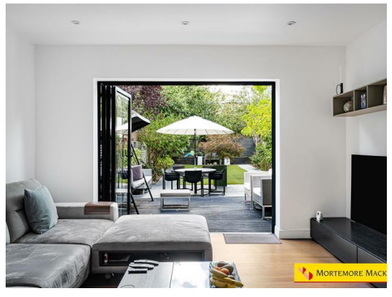
Upon entering, you are greeted by a communal front door leading to a beautifully tiled communal hallway, which sets the tone for the elegance found throughout the home. The flat boasts its own private entrance, leading into a welcoming hallway with ample storage space that flows seamlessly into a modern fitted kitchen/diner. This area is designed for both cooking and entertaining, and it opens up to a rear reception room, enhanced by bifold doors that invite natural light and provide direct access to the garden.

The property features two generously sized double bedrooms, perfect for relaxation or as guest rooms. A stylish bathroom, complete with a door for side access, adds to the convenience of this well-appointed home. While the extension offers contemporary comforts, the flat retains many period features which creates a harmonious blend of old and new.

The rear garden is a standout feature, extending to nearly 60 feet, providing ample space for outdoor activities or simply enjoying the fresh air. It includes gated side access and storage areas, making it both practical and appealing. Additionally, the property comes with an allocated parking space at the front, a rare find in this desirable area.

Conveniently located, the flat is just a stone's throw away from Broomfield Park and is within easy reach of Palmers Green station, as well as a variety of shops, cafes, and restaurants on Aldermans Hill and Green Lanes. This property is an excellent opportunity for those seeking a stylish and spacious home in a vibrant community.

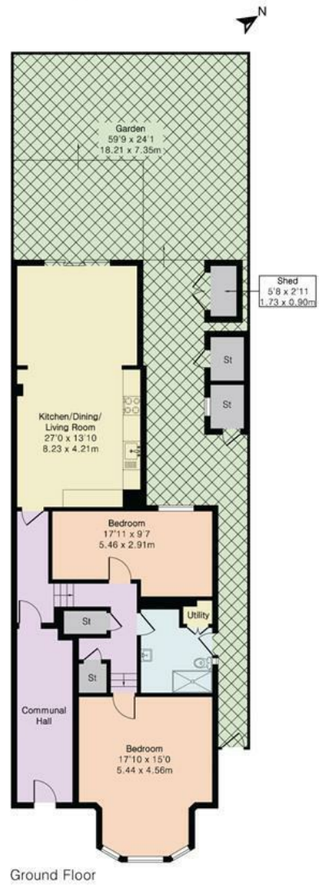








Approximate Gross Internal Area 1006 sq ft - 93 sq m
(Excluding Outbuilding)
Outbuilding Area 54 sq ft – 5 sq m



Ground Floor

PINKPLAN

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.

MORTEMORE MACKAY

