



ABSOLUTE
PROPERTY

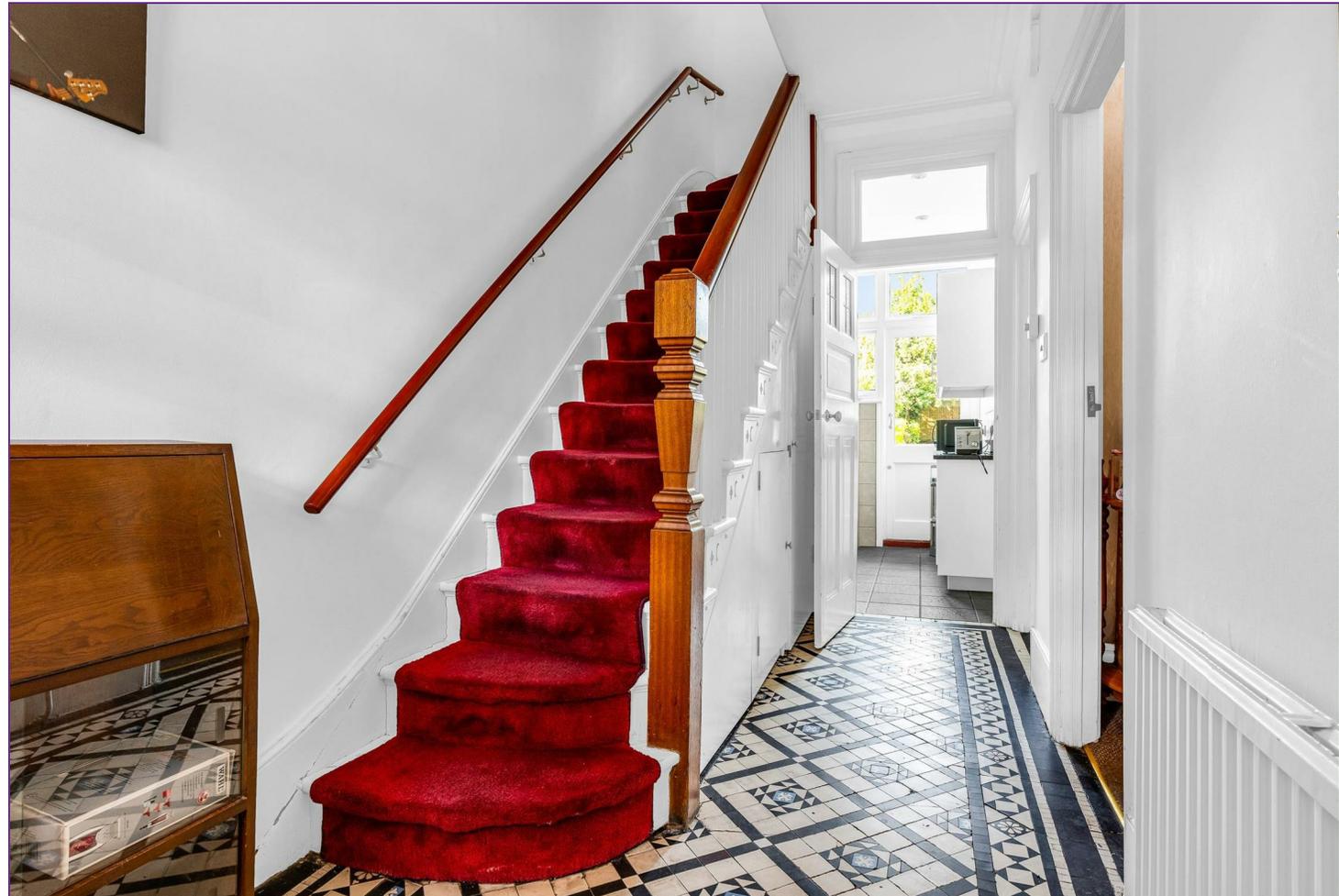
26 Burford Gardens
London, N13 4LP
Offers In Excess Of £750,000



Charming Edwardian Property with Original Features – A Rare Opportunity in Burford Gardens

Situated on this desirable residential road, Burford Gardens presents a wonderful opportunity to acquire a characterful period home that retains an abundance of original features and offers exceptional potential for modernisation.

This attractive property showcases many of its period details, including decorative corning, sash windows, and feature fireplaces, providing a timeless backdrop for those looking to restore or update a home to their own taste.



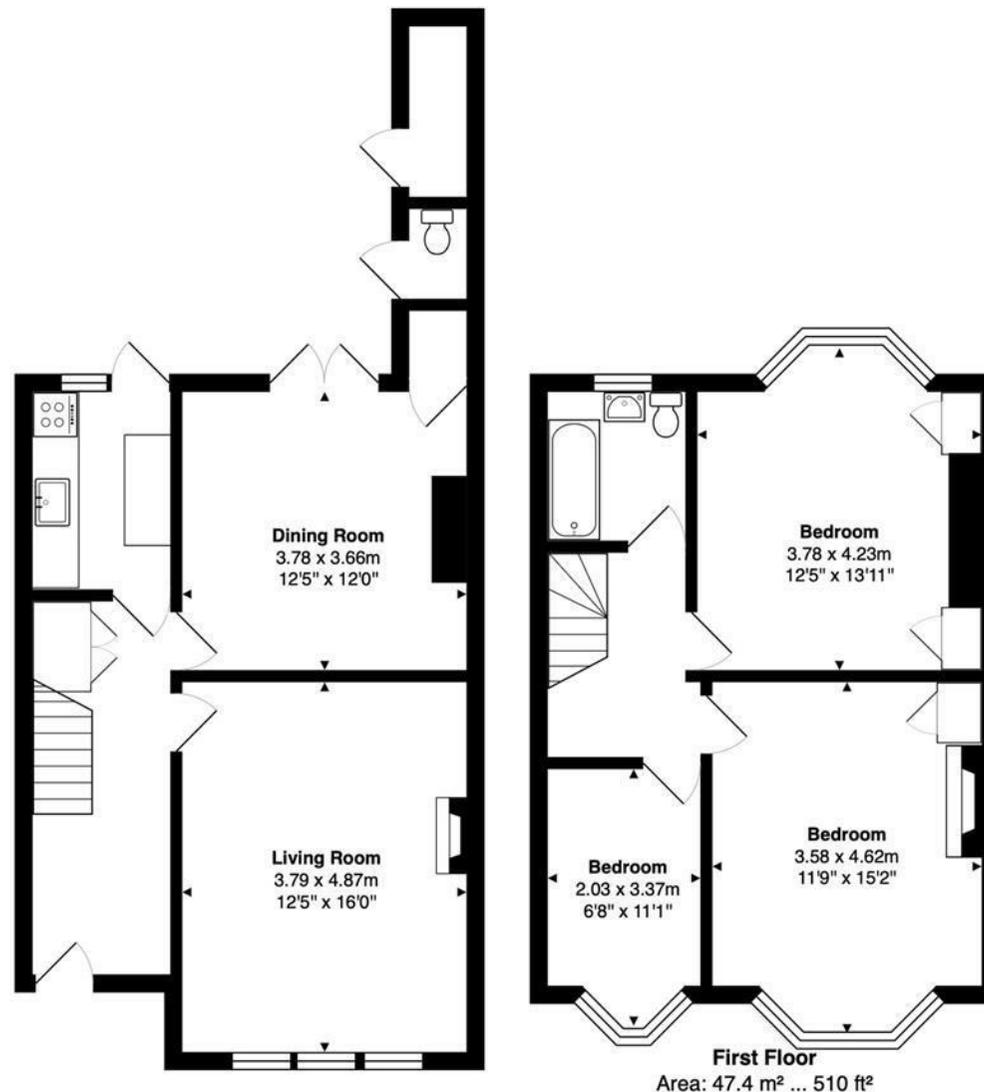
Arranged over two floors, the accommodation includes a welcoming entrance hall, two spacious reception rooms, a kitchen with access to the rear garden, and generously sized bedrooms upstairs. The layout offers the ideal foundation for a sympathetic renovation or extension (subject to the usual consents), allowing a buyer to create a bespoke home tailored to modern living.

Externally, there is a private rear garden (approximately 100ft) with mature planting and ample space for outdoor entertaining, as well as an attractive frontage in keeping with the period style of the street.

Perfectly positioned and within walking distance to local amenities, reputable schools, and excellent transport links, this property offers a rare chance to purchase a period property with charm, character, and the scope to add value — a true blank canvas ready for its next chapter.







Ground Floor
Area: 51.7 m² ... 556 ft²

First Floor
Area: 47.4 m² ... 510 ft²

Total Area: 99.0 m² ... 1066 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Best energy efficient - lower running costs	Current	Best environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(102 plus) A	
(81-91) B		(91-101) B	
(69-80) C		(80-90) C	
(55-68) D		(68-79) D	
(39-54) E		(54-67) E	
(21-38) F		(38-53) F	
(1-20) G		(1-37) G	
Not energy efficient - higher running costs	86	Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC