Eaton Park Road, N13

Offers In Excess Of £1,000,000

Havilands

the advantage of experience

- Stunning Three Bedroom, Two Bathroom Period Property
- Brimming with Character, Period Features Throughout Tastefully Blended with Modern Interiors
- Original Stained Glass Front Door, Sash Windows, High Ceilings, Ceiling Roses, Four Original Fireplaces, Cast Iron Radiators
- Split Concealed Air Conditioning in the Kitchen and Garden Room, Underfloor Heating, Amtico Flooring, Real Wood Flooring in Living Room
- Marble Tiled Downstairs W/C and Lusso Stone in both First Floor and Downstairs W/C
- Boot Room in Entrance Hall and Modern Kitchen/ Dining Area with Frameless Pivot Doors
- 77ft Mature Garden with Garden Room Ideal for Home Office/ Gym
- Within Easy Reach of Independent Cafes, Restaurants and Amenities along Green Lanes and Winchmore Hill Green
- Convenient for Sought After Schools including Highfields Primary (OUTSTANDING) and Winchmore Secondary
- Excellent Transport Links; Winchmore Hill and Palmers Green National Rail (Moorgate approx. 20 mins) Close By

For more images of this property please visit havilands.co.uk

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Havilands are delighted to present for sale this STUNNING, THREE BEDROOM, TWO BATHROOM, PERIOD PROPERTY on Eaton Park Road, N13. Offering an impressive 2,283 sq ft of living space across four floors the property is brimming with character and benefits from an abundance of original period features throughout beautifully blended with modern interiors. The property itself is comprised of tiled front path, stained glass original front door, elegant entrance hall with boot room, open plan reception room, modern kitchen/diner with two sets of frameless pivot doors to garden, plus marble tiled, lusso stone downstairs w/c on the ground floor. Up on the first floor there two good sized bedrooms and lusso stone bathroom, separate w/c. On the second floor the master bedroom, en-suite and eaves storage can be found. There is also a cellar mainly used for storage. Outside the beautiful mature garden extends to 77ft and features a substantial garden room that can be used as home office/gym. This beautifully presented property has been tastefully restored by the current owners. The period features, including sash windows, high ceilings, ceiling roses, four original fireplaces and cast iron radiators, found throughout the property and are complimented by modern interiors including bespoke shutters and high spec finishes such as split concealed air conditioning in the kitchen and garden room, underfloor heating, amtico flooring, real wood flooring in living room.

Ideally located on the Palmers Green/Winchmore Hill borders the property offers excellent transport links with both Winchmore Hill and Palmers Green National Rail (Moorgate approx, 20 mins) close by as well as various bus routes along Green Lanes. An abundance of independent cafes, restaurants and amenities are also within easy reach along Green Lanes and Winchmore Hill Green.

For families the property is convenient for several sought after schools including Highfields Primary (OUTSTANDING) and Winchmore Secondary.

For more images of this property please visit havilands.co.uk

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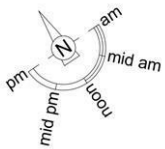
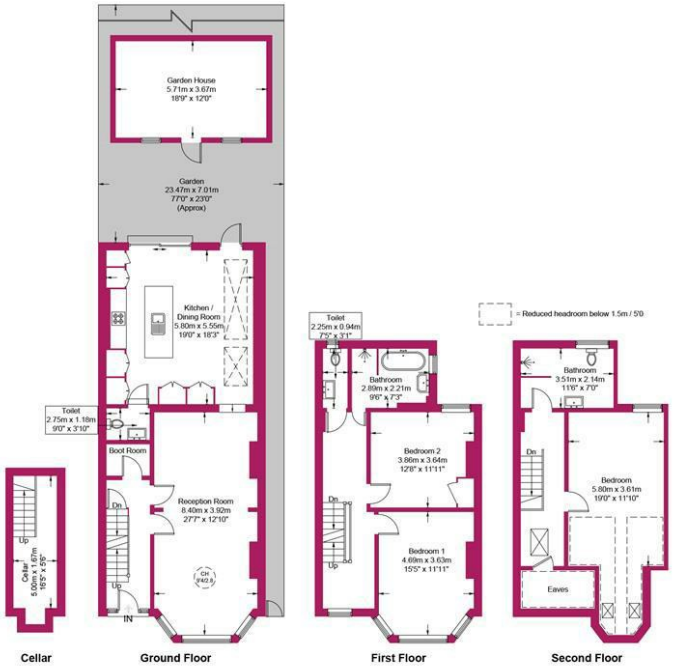
Approximate Gross Internal Area = 2283 sq ft / 212.1 sq m
(Including Cellar / Garden House)

Restricted Height = 139 sq ft / 12.9 sq m **Cellar** = 94 sq ft / 8.7 sq m **Garden House** = 224 sq ft / 20.8 sq m





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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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