

Grovelands Road, N13

£1,300,000

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- Magnificent, Eight Bedroom, Semi-Detached Period Property Offering 2,718Sq Ft
- Off Street Parking
- 65ft South Easterly Facing Garden
- A Wealth of Period Features Throughout, including High Ceilings, Cornicing, Stained Glass and Feature Fireplaces
- Located on the Highly Sought after Lakes Estate Conservation Area
- Excellent Transport Links with Palmers Green National Rail (Moorgate approx. 20 mins), Southgate Underground (Piccadilly line) and A406 North Circular Within Easy Reach
- Convenient for Local Shops and Independent Cafes, Amenities and Green Spaces along Aldermans Hill and Green Lanes
- In Catchment of St Monica's Catholic Primary and Laurel Park Secondary School and St Anne's Catholic Secondary School for Girls (Outstanding)
- Basement for Storage
- Chain Free

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

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Havilands are delighted to offer to sale this magnificent eight bedroom, semi-detached, period property on Grovelands Road, N13. Offering 2,718 sq ft of living space the property benefits from off street parking, a 65ft south easterly facing garden and a wealth of period features throughout, including high ceilings, cornicing, stained glass and feature fireplaces.

The property itself is comprised of elegant entrance hall, front reception room, kitchen/diner, rear reception room opening onto modern garden room and downstairs w/c on the ground floor. Up on the first floor there five bedrooms, three with built in storage, and family bathroom. Further up on the second floor there three further bedrooms, bathroom and ample eaves storage. The property also benefits from a basement offering ideal storage. Outside the garden extends to 65ft and enjoys south easterly orientation.

Ideally located on the highly sought after Lakes Estate conservation area of Palmers Green the property offers excellent transport links with Palmers Green National Rail (Moorgate approx. 20 mins), Southgate Underground (Piccadilly line) local bus routes and A406 North Circular all within easy reach.

The property is also convenient for an abundance of local shops and independent cafes and amenities along Aldermans Hill and Green Lanes, as well as close proximity to historic Broomfield Park.

For families the property is in catchment of St Monica's Catholic Primary and Laurel Park Secondary School and St Anne's Catholic Secondary School for Girls (Outstanding).

Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2026/27 £3,779.45)

EPC: Currently 62D Potentially 76C

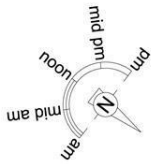
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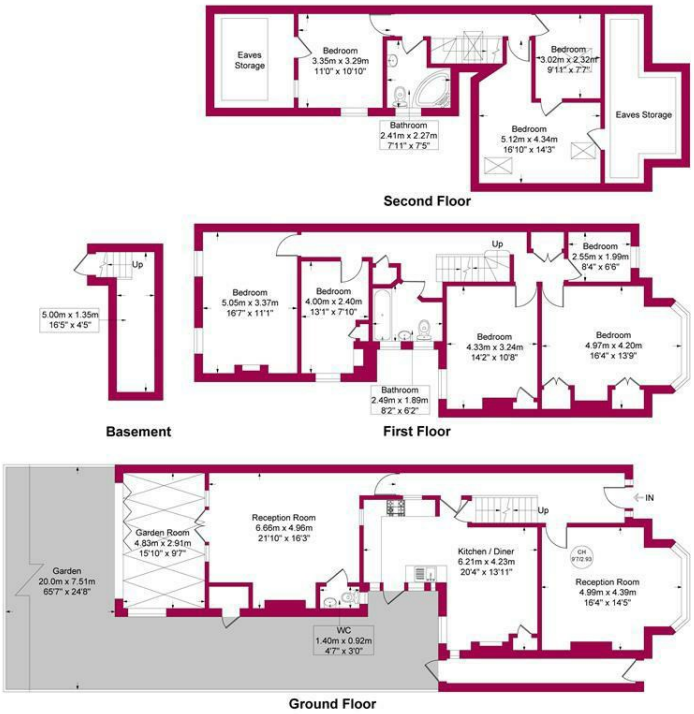
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Approximate Gross Internal Area = 2718 sq ft / 252.3 sq m
(Excluding Eaves Storage)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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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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

havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

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