Eaton Park Road, N13

Asking Price £425,000

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- Attractive, Two Bedroom, First Floor Period Conversion
- Palmers Green/ Winchmore Hill Borders
- Period Features Throughout Including High Ceilings, Sash Windows and Fireplace
- Convenient for Cafes, Shops and Amenities along Green Lanes, as well as Winchmore Hill Green, Winchmore Hill National Rail (Moorgate approx. 25 mins) and Various Bus Routes
- Within Easy Reach of Green Spaces including Grovelands Park and Firs Farm Wetlands
- In Catchment of Highfield Primary (OUTSTANDING) St Paul's CofE Primary and Winchmore Secondary School
- Share of Freehold

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

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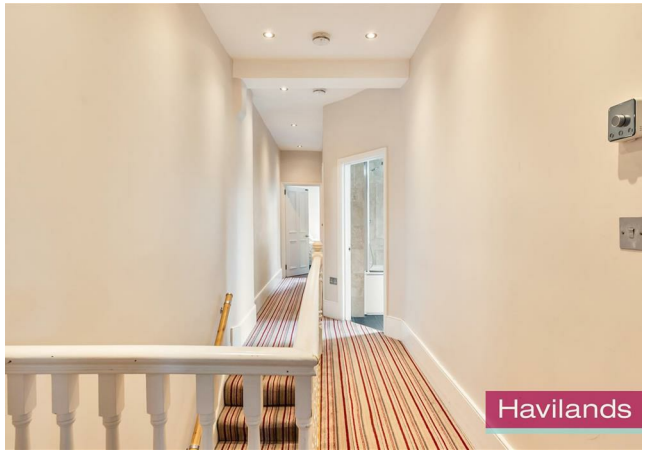

Havilands are delighted to offer for sale this ATTRACTIVE, TWO BEDROOM, FIRST FLOOR PERIOD CONVERSION on Eaton Park Road, N13. Offering 764 sq ft of living space the property is beautifully presented, brimming with period charm throughout and benefitting from share of freehold. The property itself is comprised of stairs to first floor, large reception/dining room with bay window, separate kitchen, two bedrooms and family bathroom. The property enjoys an abundance of period features including sash windows, high ceilings and fire places perfectly blended with modern interiors.

Ideally located on this sought after, tree lined road on the Palmers Green/Winchmore Hill borders the property is convenient for cafes, shops and amenities along Green Lanes, as well as proximity to Winchmore Hill Green and Winchmore Hill National Rail (Moorgate approx. 25 mins) and various bus routes. The property is also within easy reach of green spaces including Grovelands Park and Firs Farm Wetlands. For families the property is in catchment of Highfield Primary (OUTSTANDING) St Paul's CofE Primary and Winchmore Secondary School. Viewing highly recommended.

Tenure: Share of Freehold
Service Charge: £0
Ground Rent; £0
Local Authority: Enfield
Council Tax Band: C (2026/27 £2,015.71)
EPC: Currently 58D Potentially 66D

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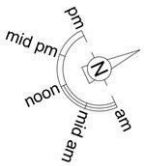
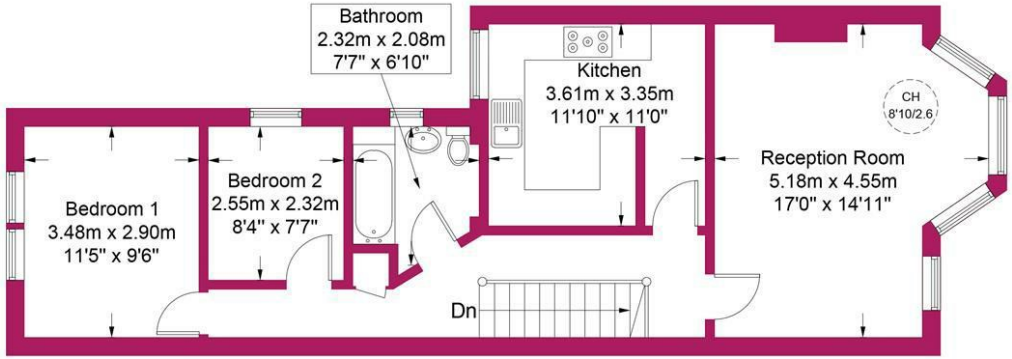
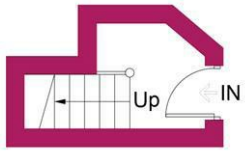
Eaton Park Road, N13 **Approximate Gross Internal Area** = 764 sq ft / 71.0 sq m

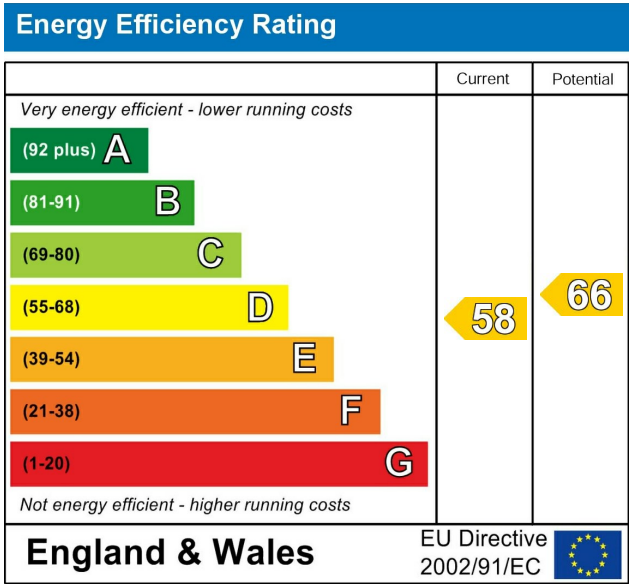




First Floor



Ground Floor



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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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