

ASKING PRICE

£575,000 Freehold

Tottenhall Road

N13

PROPERTY SUMMARY

Being offered on a chain free basis, this extended three double bedroom Period family home provides approximately 1,241 sq ft of versatile living accommodation, whilst offering excellent scope for further enlargement and improvement, subject to the necessary planning permissions.

Occupying a sought-after position on the ever-popular Tottenhall Road, this attractive property combines period charm with practical family living. The ground floor features two generous reception rooms, ideal for both entertaining and everyday family life, alongside a bright and spacious open-plan kitchen/dining room that opens directly onto the rear garden. A convenient downstairs WC further enhances the accommodation.

The first floor offers three substantial double bedrooms and a well-appointed family bathroom. In addition, there is access to a sizeable loft space, presenting an exciting opportunity for a loft conversion, subject to the relevant consents.

Tottenhall Road enjoys an enviable location within easy reach of the bustling amenities of Green Lanes, renowned for its excellent selection of independent cafés, restaurants, shops and local conveniences. Commuters are well served by Palmers Green and Bowes Park mainline stations, providing direct services into Moorgate, whilst Wood Green Underground Station (Piccadilly Line) offers swift access across London. Numerous bus routes are also available nearby.

The property is particularly well positioned for families, being within close proximity to a number of highly regarded local schools.

A fantastic opportunity to acquire a substantial Edwardian home in a highly desirable North London location, offering outstanding future potential.

Agents Note: Please note that the seller is related to an individual employed by Castles Estate Agents Ltd.

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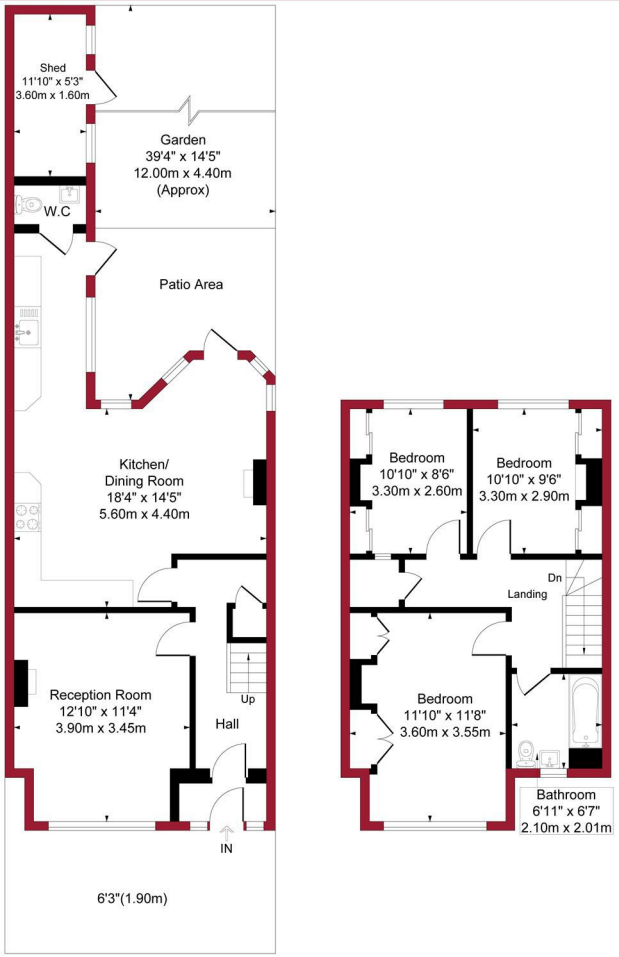








Tottenhall Road, London, N13 **Approximate Gross Internal Area** = 1241 sq ft / 115.2 sq m



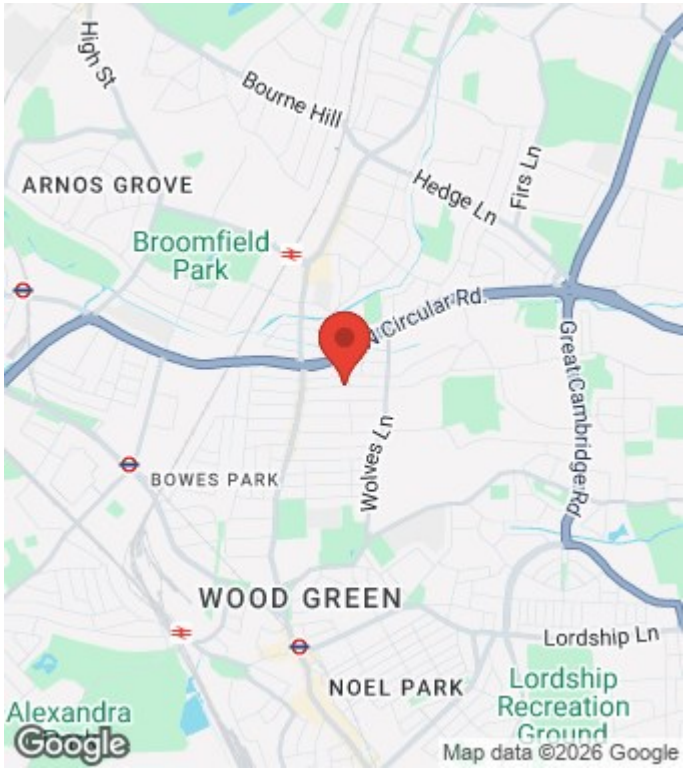
Ground Floor
Gross Internal
Floor Area 722 sq ft / 67.0 sq m

First Floor
Gross Internal
Floor Area 519 sq ft / 48.2 sq m

Transport:
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:
Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:
Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and display parking along Green Lanes and nearby



House - Terraced

Freehold

Council: Enfield

Council Tax Band: E

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Castles
LONDON

OFFICE ADDRESS
78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS
020 8888 6081

www.castles.london

