

ASKING PRICE

# £585,000 Freehold

## Lister Gardens

N18

## PROPERTY SUMMARY

Occupying a desirable position within Lister Gardens, N18, this impressive four-bedroom terraced residence offers approximately 1,354 sq ft of thoughtfully arranged accommodation, combining generous proportions with versatile living spaces ideally suited to modern family requirements. Further enhanced by off-street parking and a rear garden extending to over 60 ft, this appealing home presents an excellent opportunity for families seeking a well-appointed residence in a sought-after setting.

The property offers four well-appointed bedrooms, with the principal bedroom benefiting from its own en-suite and complemented by a family bathroom. Further advantages include a ground-floor guest cloakroom. The ground floor provides wonderful open-plan living, incorporating a welcoming reception area, dedicated dining space and bespoke kitchen, creating an ideal setting for family living and entertaining. The layout enhances the sense of space while providing a natural flow throughout.

Externally, the property benefits from a generous rear garden extending to over 60 ft, providing an excellent outdoor setting for relaxation, entertaining and family enjoyment.

The property is particularly well positioned for transport connections, with Silver Street station providing London Overground services towards Seven Sisters and Gospel Oak, while White Hart Lane station offers further Overground connections towards Liverpool Street via Seven Sisters. Palmers Green station also provides Great Northern services towards Moorgate, offering access to the City and central London. Nearby bus routes provide connections to Edmonton Green, Wood Green, Tottenham, Turnpike Lane and Walthamstow. The property is also situated close to well-regarded local schools, making this an appealing location for families.

An excellent opportunity to acquire a generously proportioned family residence, combining versatile accommodation, desirable outdoor space and off-street parking.

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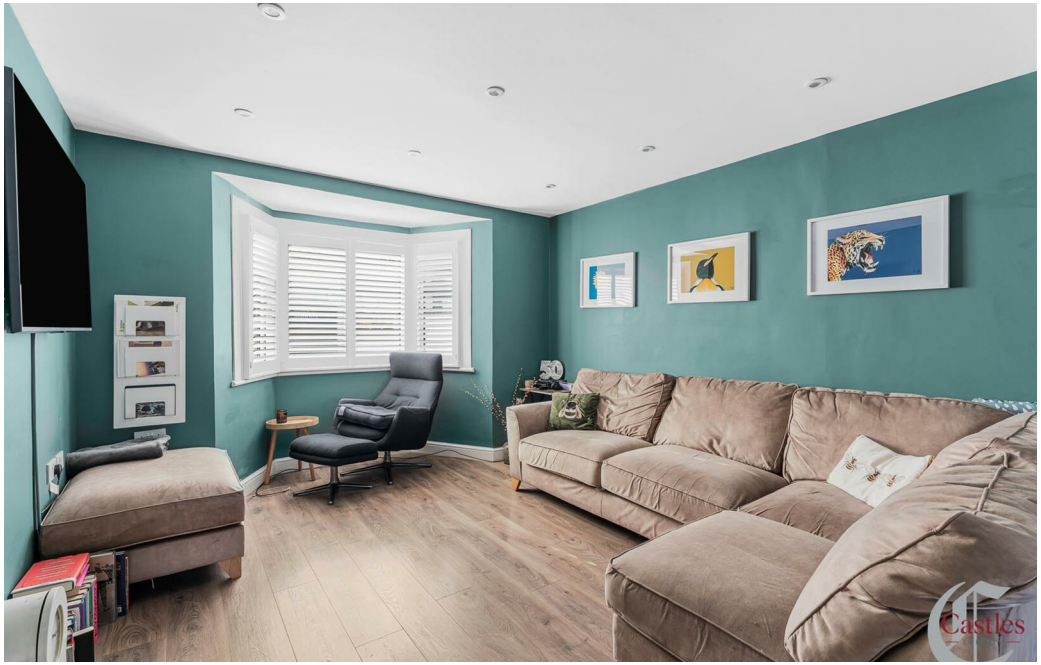
















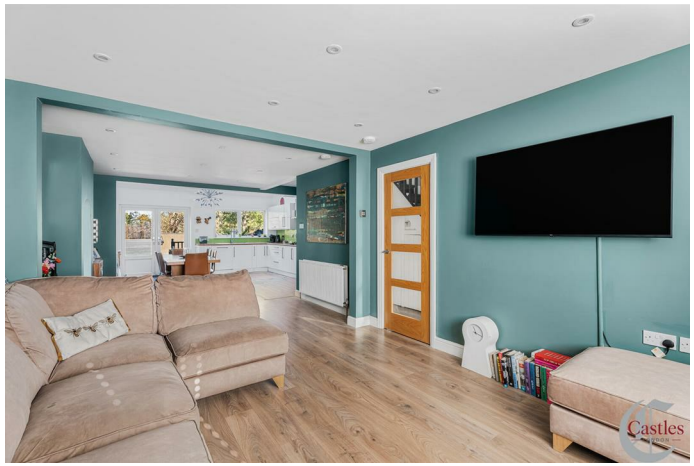




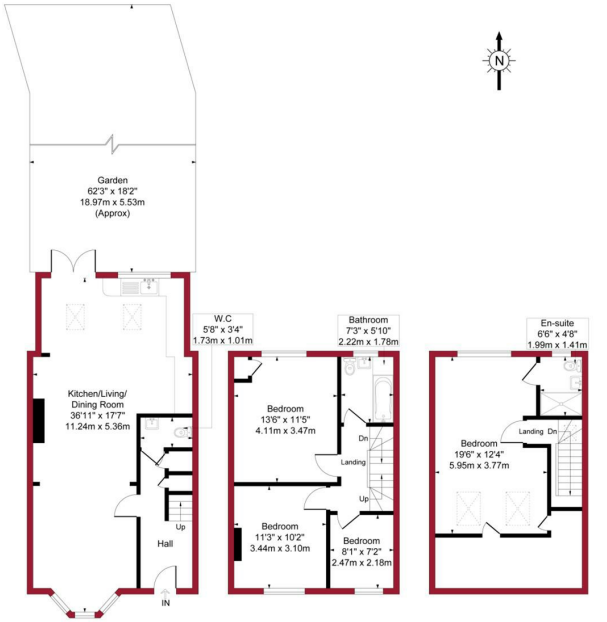








**Lister Gardens, London, N18** **Approximate Gross Internal Area** = 1354 sq ft / 125.7 sq m




Ground Floor
Gross Internal
Floor Area 600 sq ft / 55.7 sq m

First Floor
Gross Internal
Floor Area 449 sq ft / 41.7 sq m

Second Floor
Gross Internal
Floor Area 305 sq ft / 28.3 sq m

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

## Local Area

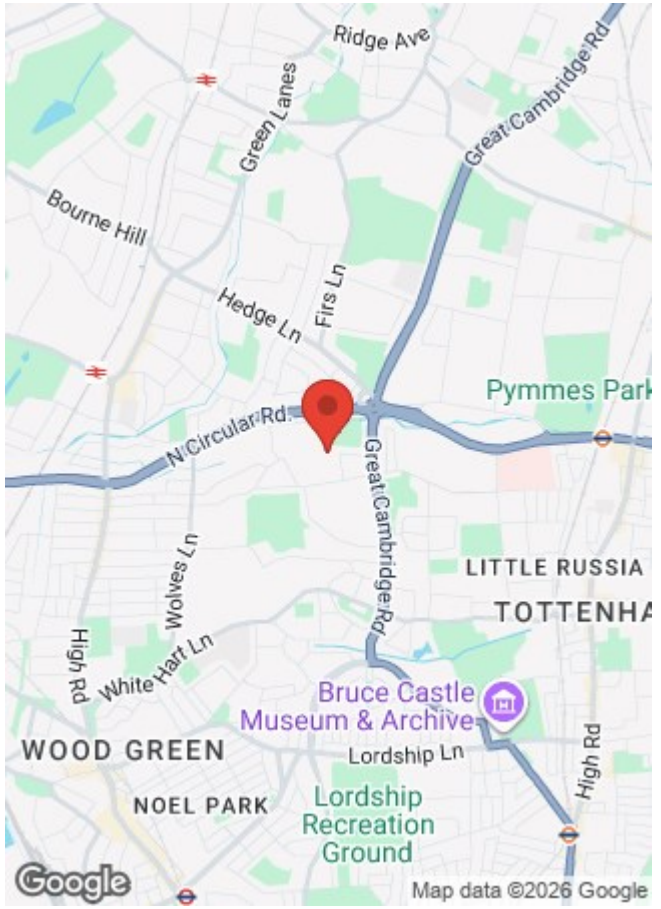
Situated within an established residential neighbourhood of Edmonton, N18, the property enjoys convenient access to a variety of local amenities and everyday essentials. The surrounding area offers a selection of independent shops, supermarkets, cafés and restaurants, with further shopping and leisure facilities available at Edmonton Green Shopping Centre and the neighbouring Wood Green area. The location is also well placed for a selection of well-regarded local schools, making it particularly appealing for families. For outdoor recreation, nearby Pymmes Park provides attractive green open spaces, walking routes and recreational facilities.

## Transport:

The location is well served by public transport, with Silver Street station providing London Overground services towards Seven Sisters, Liverpool Street and Enfield Town. White Hart Lane station offers further connections towards Liverpool Street and Cheshunt. A comprehensive network of local bus services also provides convenient links to Edmonton Green, Wood Green, Tottenham, Turnpike Lane and Walthamstow. Road users benefit from access to the A10 and A406 North Circular Road, connecting to the wider North London road network.

## 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

Freehold

**Council:**

**Council Tax Band:** C

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