

The Lodge, Brunswick Park Road  
London, N11 1HA  
Offers in excess of £875,000 Freehold

**STATONS**

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Bedrooms 4 | Bathrooms 2 | Receptions 2







## The Lodge, 100 Brunswick Park Road London,



This unique home is now for sale after 40 Years!

Built around 1860, this 4 bedroom family home has been restored and also improved to accommodate family living.

As you enter you are greeted by a warm and welcoming entrance hall which immediately gives you the feeling you are in a home that is one of a kind.

To the right of the home you have southerly facing reception room with a working fire place and charming bay window. This also flows into the kitchen diner with the kitchen being of high quality. It is complete with solid wood cupboards, granite counter tops and integrated siemens appliances. There is also direct access to the easterly facing garden.

Working your way to the left side of the home you will pass a guest cloakroom and a stair case to take you up to one side of the 1st floor.

The current owners created a divide in the home to accommodate additional family living in the left side which can be easily restored back into one.

The left side of the home comprises a fully integrated kitchen and a separate reception room with direct access to the garden.

There is a spiral staircase taking you up to the 1st floor of the left side where you will find 2 bedrooms and a bathroom, the bathroom complete with porcelain tiles.

To the other side of the first floor, accessed by the stair case on the right side, you will find another 2 bedrooms, one being the main bedroom, with an intelligently designed en-suite, finished to a high standard. The en-suite offers a sunken bathtub, separate shower, toilet and basin finished well with high quality Carrara marble.

To finish the wonderful work the owners have done to make this a pleasant home to live in, they also replaced the roof covering and added addition insulation.

Location is convenient with Arnos Grove tube and New Southgate station being just under a mile away, (3minutes drive)

Brunswick park is close by and Osidge lane a short distance away offering a Tesco Express and an array of restaurants to choose from.

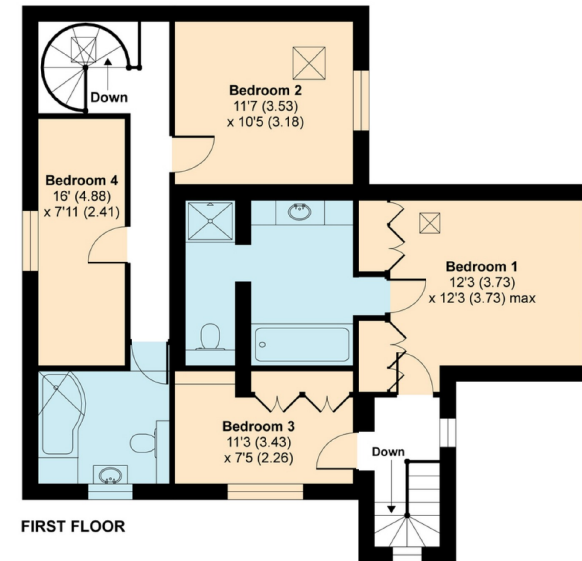
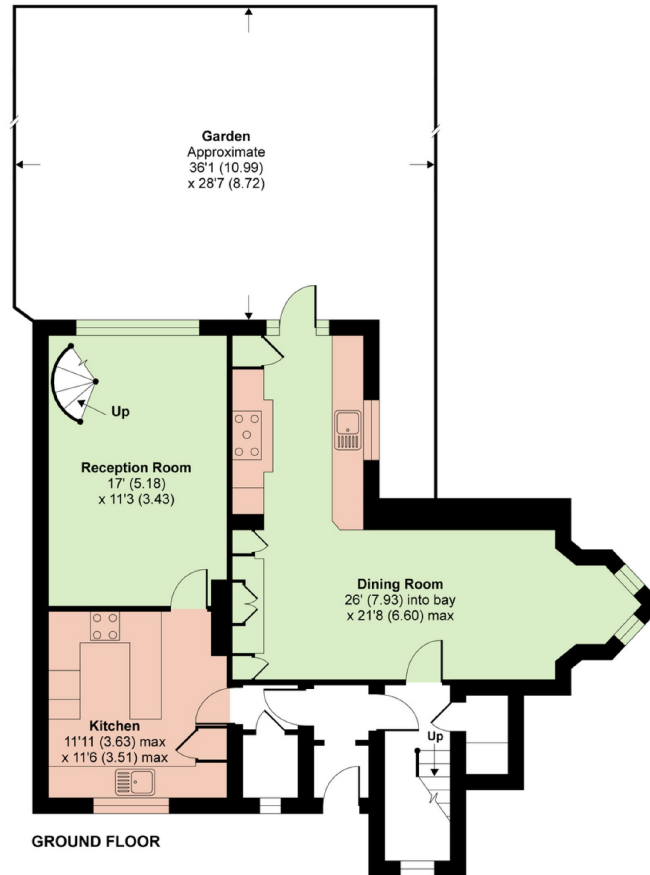




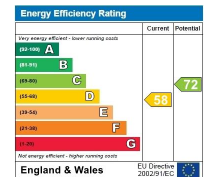
## Brunswick Park Road, London, N11

Approximate Area = 1603 sq ft / 148.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Statons. REF: 774192



## Features Include

### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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