

Old Park Road, London, N13 4RE





# Old Park Road

Substantial 6-Bedroom Edwardian Semi-Detached Home on the Prestigious Lakes Estate

Situated on a popular road within the highly regarded Lakes Estate, this impressive Edwardian residence offers a rare opportunity to acquire a substantial family home extending to approximately 4,207 sq ft.

Arranged over four floors, the property has been meticulously extended and undergone a complete back-to-brick refurbishment by the current owners, creating a seamless blend of period charm and contemporary comfort.

As you enter through what appears to be the original front door, you are welcomed by a spacious and light-filled lobby. This part of the house - including the front entrance, which is entirely new, completed in 2016 and designed as a replica of neighbouring properties. The property was previously part of number 4 Old Park Road before being granted separate classification and its own door number.

Everything to the right of the house (from the front door backwards) is part of the new construction, including a full basement, rear extensions across the ground and first floors, and the converted loft space. The entire property exceeds current building control standards and features high-spec upgrades such as soundproofing throughout, mains-operated fire alarms in every room, and a manifolded heating system that allows for independent heating of individual rooms.

Stairs lead down to the lower ground floor- truly the heart of the home, features underfloor heating and a beautifully designed open-plan kitchen, dining, and sitting area with folding doors opening directly onto the garden. This level also includes a guest cloakroom and benefits from high-end Lutron lighting throughout.

The ground floor offers flexible living space with two elegant reception rooms, a TV room, a utility room, and an additional WC, ideal for both entertaining and everyday family life.

The first-floor hosts five generously sized bedrooms. The principal suite boasts an extensive array of fitted wardrobes and a luxurious en-suite bathroom, while a stylish family bathroom serves the remaining rooms.

On the second floor, you'll find an additional principal suite, complete with a walk-in wardrobe and a contemporary family shower room. A further large double room - currently used as a walk-in wardrobe adding versatile space with its unique split-level layout.

Externally, the rear garden is mainly laid to lawn and bordered by mature shrubs, providing a private and tranquil outdoor space. At the front, the property benefits from off-street parking.

This elegant and spacious home combines the timeless character of Edwardian architecture with the efficiency, quality, and comfort of modern construction - making it ideal for family living in one of North London's most desirable locations.

**\*\*PART OF THE PLOT IS ON A SEPARATE TITLE – PLEASE SPEAK TO THE TEAM FOR MORE INFORMATION\*\***





































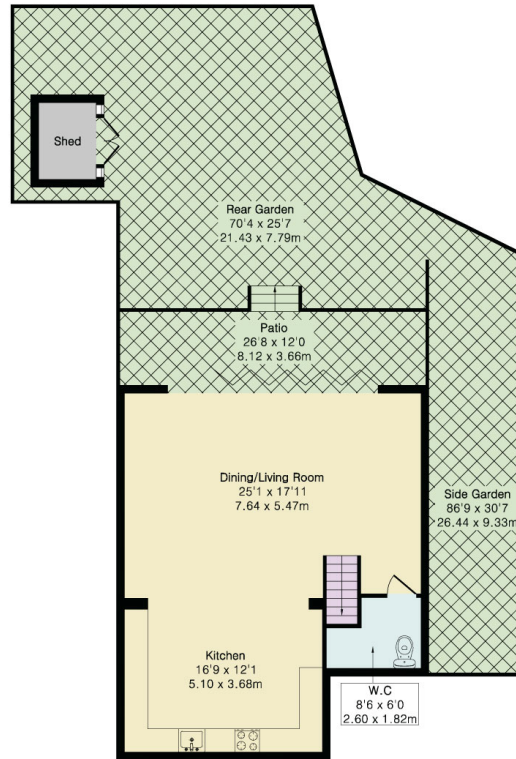
# Approximate Gross Internal Area 4207 sq ft - 390 sq m

Lower Ground Floor Area 702 sq ft – 65 sq m

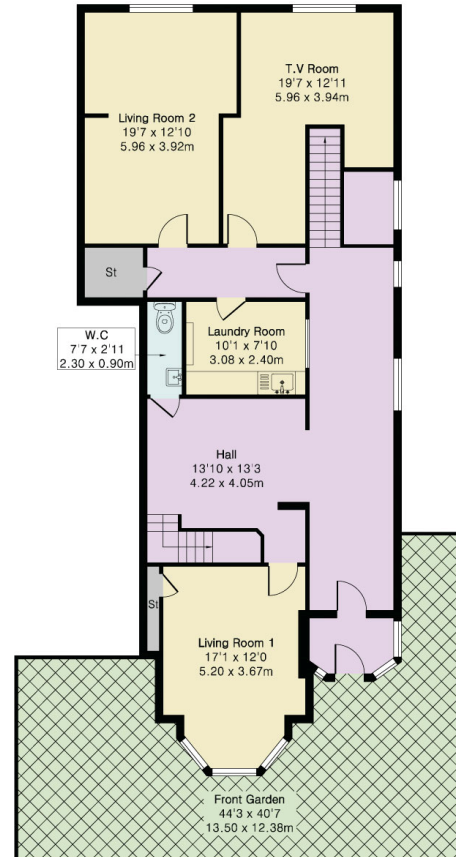
Ground Floor Area 1361 sq ft – 126 sq m

First Floor Area 1174 sq ft – 109 sq m

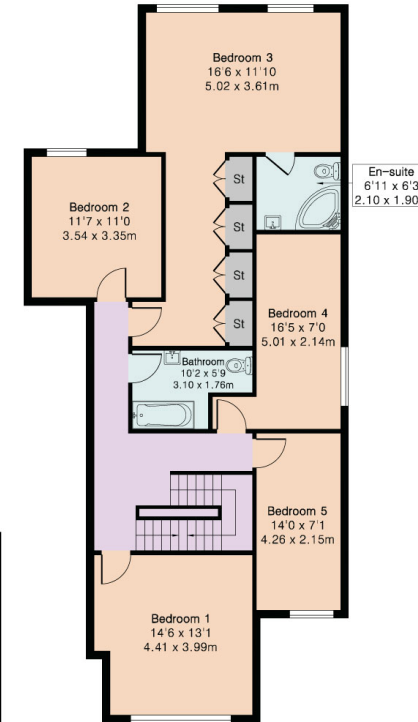
Second Floor Area 970 sq ft – 90 sq m



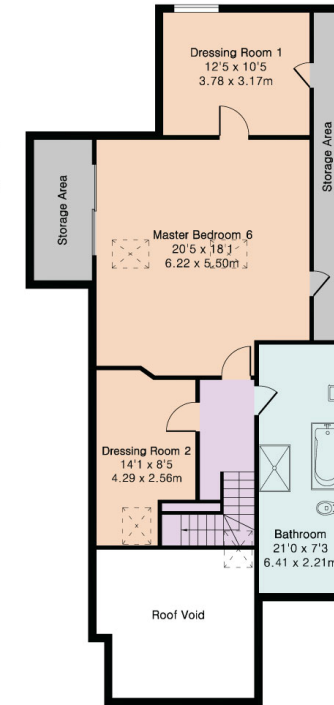
Lower Ground Floor



Ground Floor



First Floor



Loft Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.





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