



## Wakefield Road, N11 2SU

**£800,000 FREEHOLD**

Situated on the highly sought-after Wakefield Road, this charming three-bedroom Edwardian home offers a fantastic opportunity to create a wonderful family residence in a prime N11 location. Retaining attractive period character and generous proportions throughout, the property would benefit from some updating, allowing buyers to modernise and personalise to their own taste. Ideally positioned for Arnos Grove Underground Station (Piccadilly Line) and New Southgate Mainline Station, the property provides excellent transport links into Central London and beyond. The area is particularly popular with families due to its selection of well-regarded local schools and abundance of nearby green spaces, including Arnos Park and Broomfield Park in Palmers Green. Combining period charm, outstanding potential and a desirable location, this is a rare opportunity to acquire a family home on one of the area's most popular roads.

T: 0208 365 8900 E: [boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com) W: [www.wilkinsonbyrne.com](http://www.wilkinsonbyrne.com)

The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.



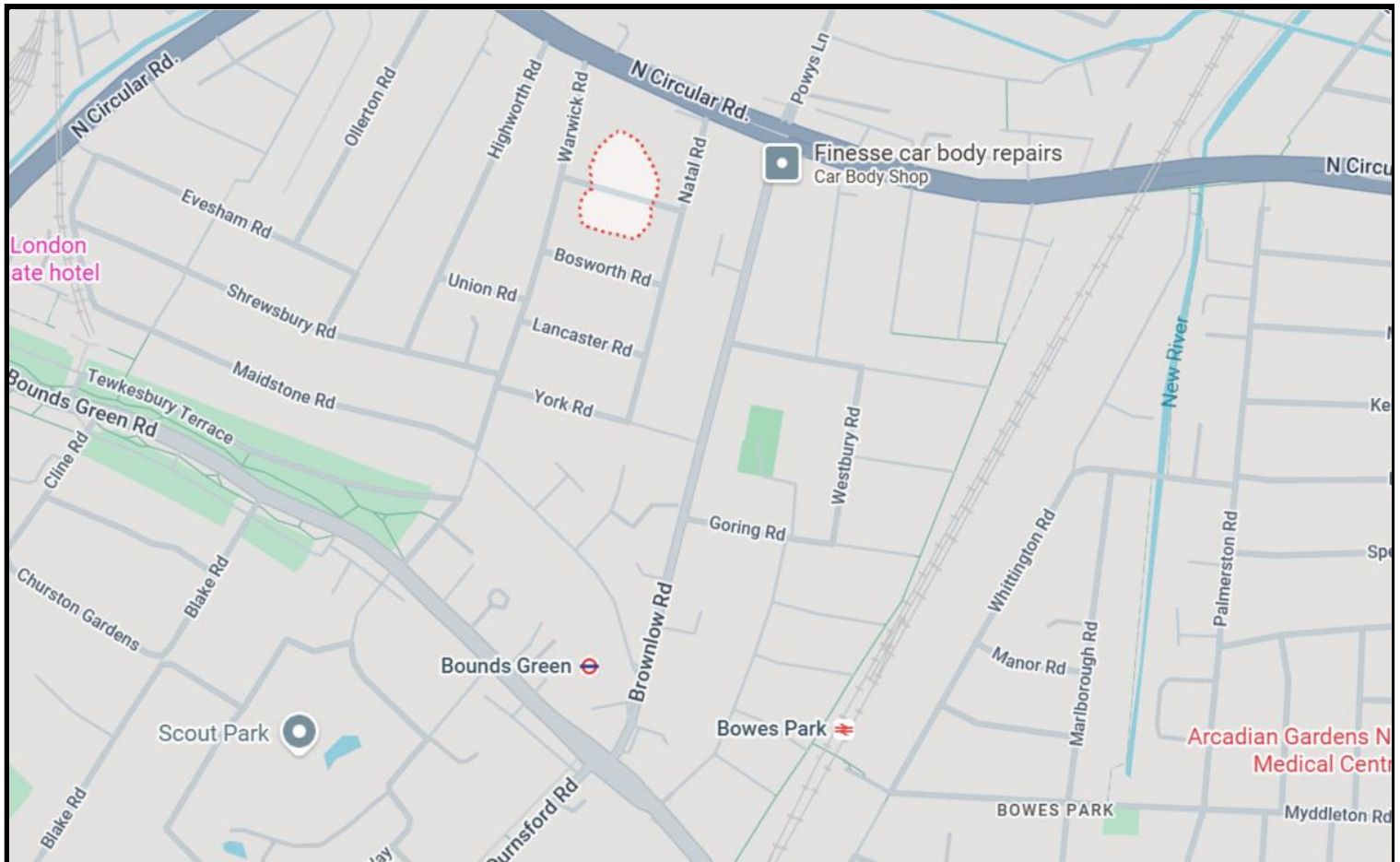
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Wakefield Road, Bounds Green, London, N11

Approximate Area = 1225 sq ft / 113.8 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80 C
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		

Bounds Green Office  
 3 Latham Court  
 Brownlow Road  
 London N11 2ES  
 0208 - 365 - 8900

[boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com)

Turnpike Lane Office  
 8 Turnpike Parade  
 Green Lanes  
 London N15 3EA  
 0208 - 888 - 0022

[turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@wilkinsonbyrne.com)