



Old Park Ridings, London, N21 2EX

welcome to
Old Park Ridings, London

Barnfields are delighted to offer for sale this imposing and deceptively spacious, five bedroom "Arts and Crafts" house of immense charm and character. Located close to Grange Park Overground Station and local shops, the property offers over 2,500 square feet of living accommodation and retains an abundance of beautiful features including stained glass windows and fireplaces.

Must be viewed to be fully appreciated!



Hallway

A fantastic dual aspect space with original crescent shaped leaded stained glass windows and front door, stripped wood flooring, radiator, original plate racks, matching leaded stained glass window to kitchen, door leading down to the cellar.

Cellar

A large space with limited head height.

Front Reception Room

19' 5" x 13' 10" (5.92m x 4.22m)

Stripped wood flooring, large bay of sash windows to front, original fireplace with wooden surround, mirror, coloured tied inserts and hearth, radiator, original plate racks and panelled ceiling.

Rear Reception Room

19' 11" x 12' 1" (6.07m x 3.68m)

An impressive room with stripped wood flooring, stone fireplace with tiled inserts and hearth, two radiators, leaded windows and door opening to the garden.

Kitchen

22' 3" x 13' 5" (6.78m x 4.09m)

With a range of built-in wall and base units and wooden worktops, ceramic butler sink, built-in oven with gas hob above, space for a fridge/freezer, plumbing for washing machine and dishwasher, tiled splashbacks, windows to side and rear, slate style laminate tiled floor, door to garden plus door to a small vestibule area that opens to the front of the house.

First Floor

Via a beautifully carved staircase passing two original stained glass sash windows to the side, fitted carpet, leading to:-

Bedroom One

16' 8" x 15' 9" (5.08m x 4.80m)

A spacious room with three sash windows to front and one to the side, stripped wood flooring, original fireplace with wooden surround, mirror, coloured tiled inserts and hearth, radiator, picture rails, built-in cupboard, spotlights.

Bedroom Two

12' 3" x 12' 1" (3.73m x 3.68m)

With three sash windows to rear, stripped wood flooring, original fireplace with wooden surround and tiled hearth, radiator, picture rails, built-in wardrobe with double doors.

Bedroom Three

10' 9" x 10' 6" (3.28m x 3.20m)

Fitted carpet, sash window to rear, ornate circular leaded stained glass window, built-in corner cupboard, wooden fireplace surround, radiator, access to eaves storage space:-

Bedroom Four

12' 10" x 8' 10" (3.91m x 2.69m)

Carpet tiles, sash window to rear, radiator, wooden fireplace surround.

Bathroom

Dual aspect room with original leaded stained glass sash windows to front and side, panelled bath, pedestal wash hand basin, wood flooring, original part tiled walls, radiator.

Separate WC

High flush WC, original part tiled walls, sash window to side, wood flooring.

Second Floor

The original continuing staircase passes an additional stained glass leaded window to the side.

Bedroom Five

11' 7" x 10' 6" (3.53m x 3.20m)

Fitted carpet, two sash windows to the rear, radiator, low storage cupboard, fireplace with wooden surround, leaded stained glass window to front, door to:-

Small Lobby

With door opening to extra loft storage space.

Outside

Rear Garden

An sunny approximately 80ft westerly facing rear garden with central lawn, mature tree and shrub borders, side access gate.

Front Garden

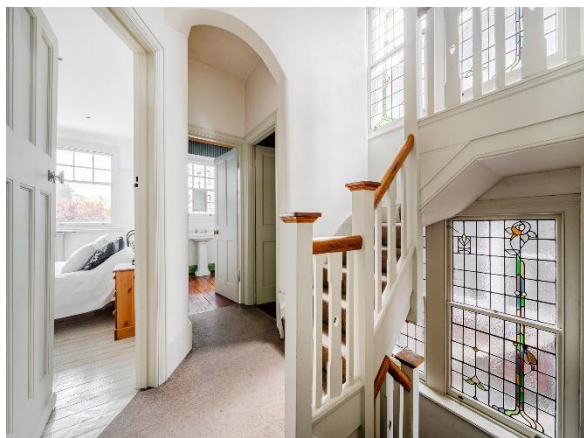
The property already benefits from a dropped kerb shared with the neighbouring property which could be used as a crossover if the front driveway was paved for off-street parking.



view this property online barnfields.co.uk/Property/ENF104974









welcome to

Old Park Ridings, London

- Five Bedrooms
- Two Reception Rooms
- 22ft Kitchen / Diner
- Cellar
- Plethora Of Period Features

Tenure: Freehold EPC Rating: F

£1,250,000



Please note the marker reflects the postcode not the actual property

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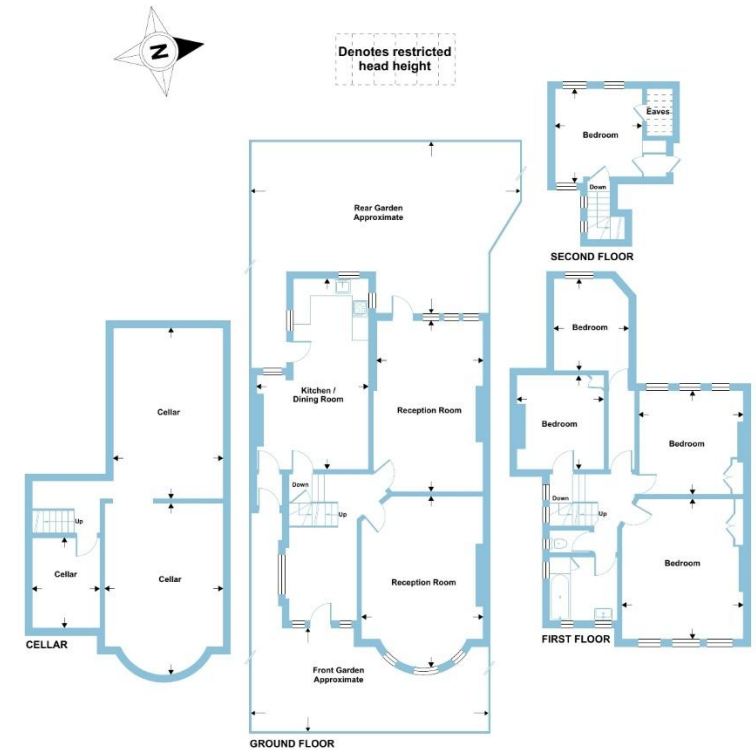
Property Ref:
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Approximate Area = 2543 sq ft / 236.2 sq m
Limited Use Area(s) = 20 sq ft / 1.8 sq m
Total = 2563 sq ft / 238 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1267174



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