





Cedar Court Upper Park Road, London, N11

£350,000 Leasehold

Modernised two-bedroom ground floor corner flat with private gardens, triple aspect light, own entrances, storage, near parks, schools, and transport links. Includes kitchen/diner and family bathroom.

Oyster Properties is proud to present this charming two-bedroom ground floor corner apartment which has been beautifully modernised while retaining its original character and features. The property benefits from excellent natural ventilation and light due to its triple aspect and has private front and back doors. The property comprises a generous hallway with storage opportunities, reception room with built-in storage and bay window overlooking the garden and neighbouring park beyond, the master bedroom easily accommodates a king size bed and home office, a second modest double bedroom with cupboard, a separate kitchen/diner and a family bathroom. It further benefits from private charmingly planted side and rear gardens including a timber decked patio area with a designated BBQ zone and a custom seating and dining nook. A pergola provides opportunity to create shelter from the weather when required. To the front of the property privacy and security from the street is created by a communal courtyard garden which is a much enjoyed sunspot. The property's location is very well connected to nearby public transport links of New Southgate Station and Arnos Grove tube station and close to local amenities, shops, parks, and well-regarded schools, including Our Lady of Lourdes Catholic Primary School, Alexandra Park School, and Bowes Primary School.

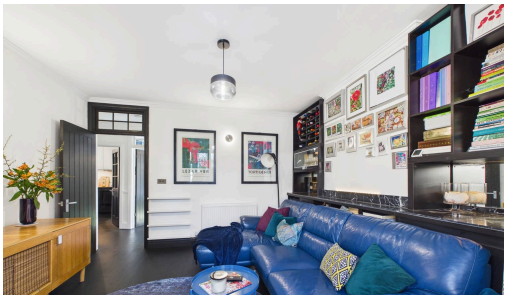




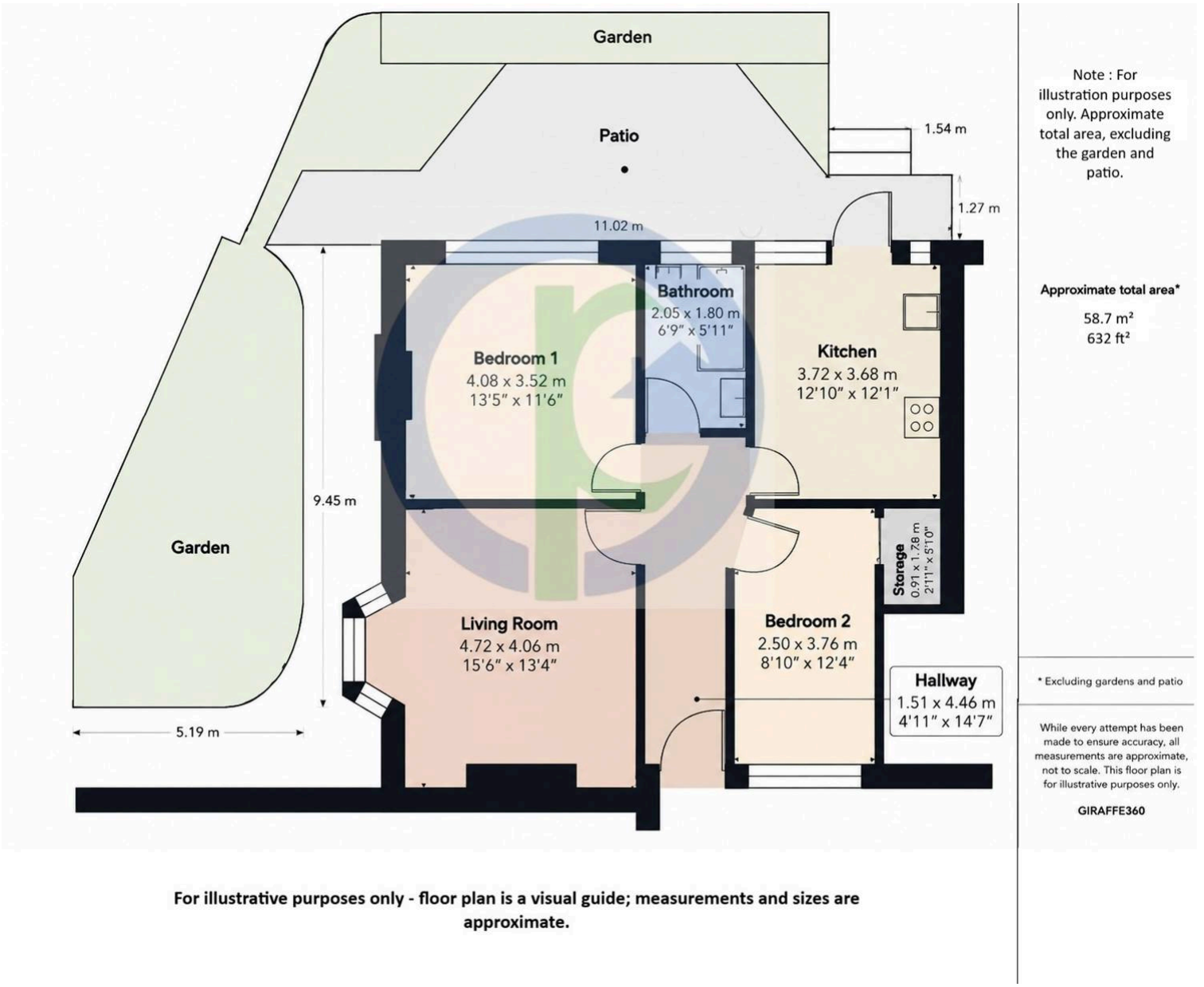


- Chain Free
- 2 Bedroom Corner Ground Floor Apartment
- Bright and spacious living area
- Private side and rear garden with patio area
- New insulated solid timber floors and insulated ceilings
- Stunning Architectural Pergola
- Lease Remaining : 113 Years
- Service Charge: Approx. £1,300 PA & Ground Rent: Approx. £13 PA
- Approx. 7 mins walk(0.3 mi) to New Southgate Station
- Approx. 7 mins walk(0.3 mi) to Arnos Grove Tube Station (Piccadilly Line)









For illustrative purposes only - floor plan is a visual guide; measurements and sizes are approximate.

Disclaimer: Photographs may have been digitally enhanced or edited for marketing purposes and may not accurately reflect the current condition or contents of the property. Prospective buyers are advised to verify the property's condition through their own inspection or independent professional survey. Services, appliances, and boundaries have not been tested. Measurements are approximate. These particulars are a general guide and do not constitute a contract. Oyster Properties and its agents act in good faith. No employee has authority to provide representations or warranties regarding the property


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