



Holly Park Road, London, N11 3HD

Asking Price: £475,000

Share of Freehold

Holly Park Road, London, N11 3HD

This charming Victorian period conversion on Holly Park Road offers a wonderful blend of character and contemporary living. Beautifully presented throughout, the property features modern fittings while retaining its period charm. Further benefits include a private rear garden and a Share of the Freehold, making it an ideal home.



Accommodation comprises an entrance hall; a bay-fronted principal bedroom with built-in wardrobes, a second double bedroom and a stylish reception room featuring an exposed brick wall and a door leading to a private courtyard. There is also a modern three-piece family bathroom and a convenient utility cupboard. The contemporary fitted kitchen/diner leads onto a neatly maintained rear garden via aluminium French doors, ideal for entertaining. Further benefits include off-street parking and a converted garage, currently used as an art studio, offering excellent versatility for home working or creative space.

The flat is situated on a quiet residential turning, within walking distance of New Southgate railway station, providing direct rail links into central London. Arnos Grove Underground station is also within easy reach, offering convenient Tube access with Holly Park Primary School also close by, making the location particularly appealing for families.

- **GROUND FLOOR GARDEN FLAT**
- **TWO DOUBLE BEDROOM**
- **VICTORIAN CONVERSION**
- **MODERN FITTED KITCHEN**
- **PRIVATE REAR GARDEN**
- **CONVERTED GARAGE**
- **PARKING**
- **SHARE OF FREEHOLD**
- **CLOSE TO TRANSPORT LINKS**
- **COUNCIL TAX BAND B**



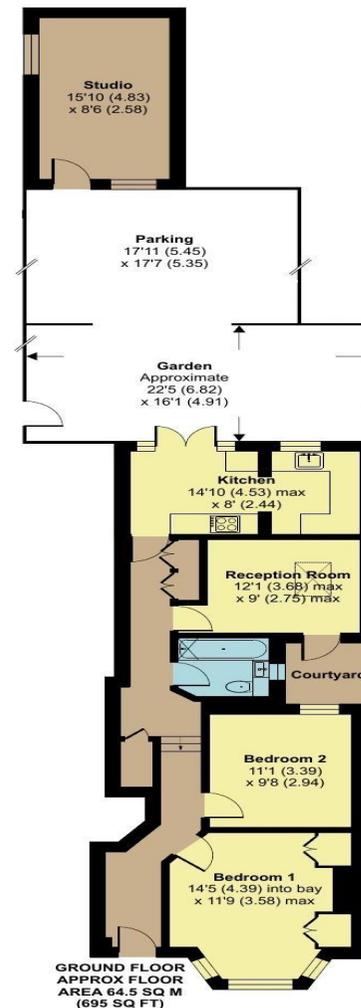
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Approximate Area = 695 sq ft / 64.5 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 829 sq ft / 76.9 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 2026. Produced for Hunters - Barnet & Whetstone. REF: 1417283











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.