

Chas R

L O W E

Est.1876

41 Cedar Rise, London – N14 5NJ
£1,000,000 Freehold



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Double glazed front door leading into ENTRANCE PORCH : door leading into

LARGE ENTRANCE HALL : engineered wood flooring, stairs leading to landing, double glazed frosted window, concealed radiator.

GUEST CLOAKROOM : low level flush WC, wall mounted wash hand basin, engineered wood flooring.

RECEPTION ROOM : double glazed bay windows overlooking front, concealed radiator, power points, engineered wood flooring, leading through to

RECEPTION ROOM : double glazed windows overlooking rear garden, concealed radiator, engineered wood flooring, power points, door to

KITCHEN/BREAKFAST ROOM (Poggenpal fitted 2019): base and eye level units, granite work surfaces to one side plus island, one and a half bowl sink with waste disposal, Siemens double oven, space for American style fridge freezer, integrated Siemens dishwasher, double glazed double doors with double glazed windows either side leading onto rear garden, tiled flooring with electric underfloor heating.

UTILITY ROOM : base and eye level units, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer, door leading onto side access.

OFFICE : double glazed frosted window, wall mounted cupboards, power points.

LANDING : access to loft, airing cupboard housing copper insulated cylinder and pump.

BEDROOM : double glazed windows overlooking front, single radiator, built in wardrobe, power points.

BEDROOM : double glazed windows overlooking rear garden, built in wardrobes, power points, concealed radiator.

ENSUITE SHOWER ROOM : wall mounted wash hand basin, heated towel rail, low level flush WC, shower cubicle, double glazed frosted window.

BEDROOM : double glazed windows overlooking rear garden, radiator, built in wardrobe, power points.

BATHROOM : low level flush WC, vanity unit with wash hand basin, shower cubicle, tiled walls, tiled flooring, anthracite radiator, double glazed window overlooking rear garden.

BEDROOM : double glazed windows overlooking front, single radiator, built in bedroom furniture, power points.

SEPARATE WC : low level flush WC, wall mounted wash hand basin, double glazed frosted window, large walk-in storage cupboard with shelving.

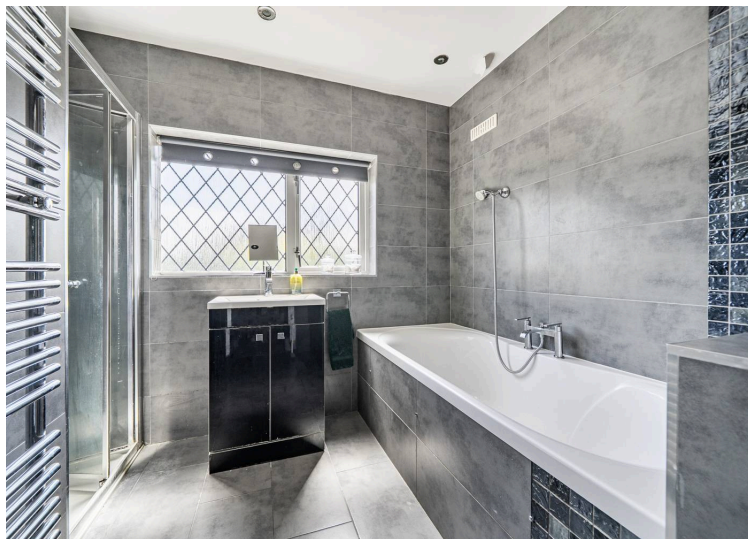
REAR GARDEN : initial paved patio area with gated side access, brick built cupboard housing Vaillant gas central heating boiler, mainly laid to lawn with mature shrub & flowerbed borders, pathway leading to rear, shed.

CABIN (Smart Garden Office) : double glazed windows with built in blinds, insulated, power and light, ethernet connection.

FRONT OF PROPERTY : off street parking for several vehicles.



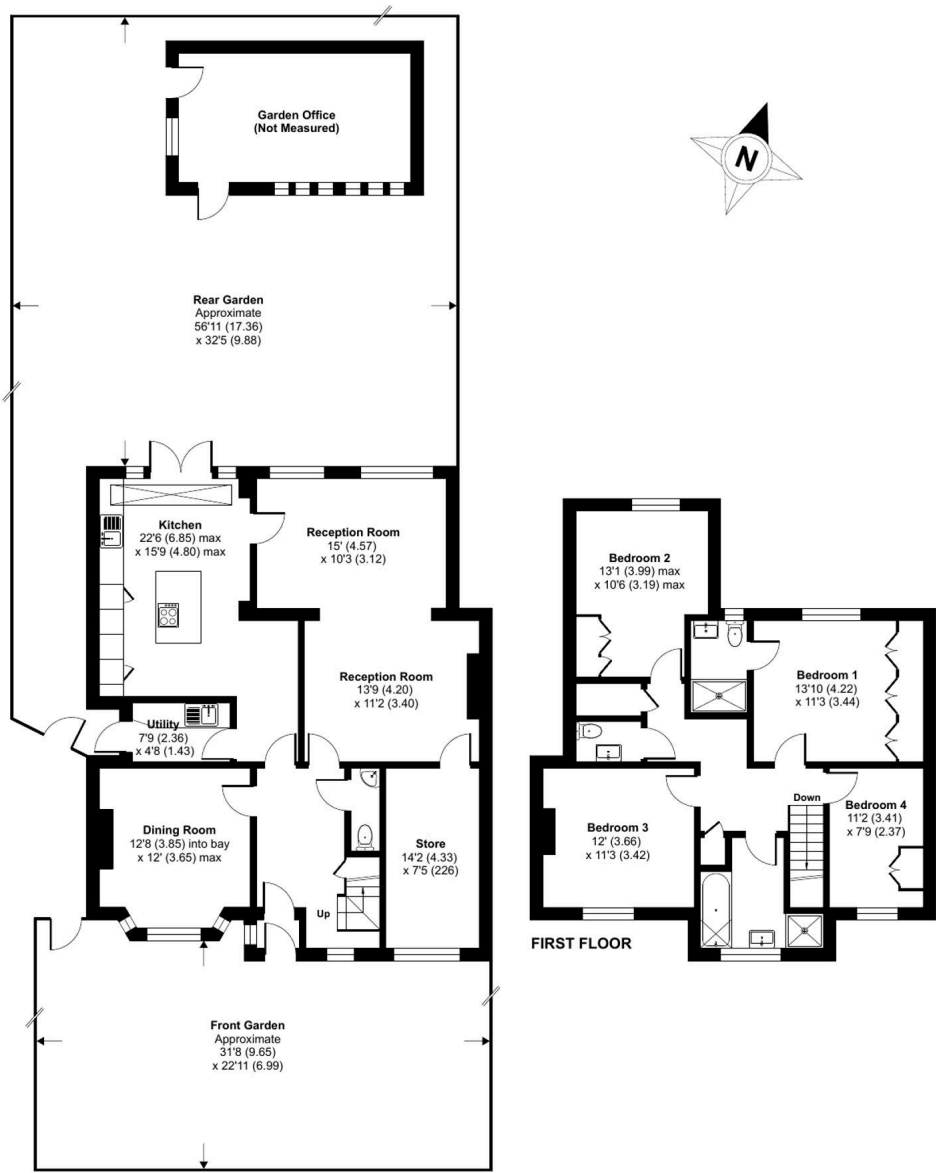




Cedar Rise, London, N14

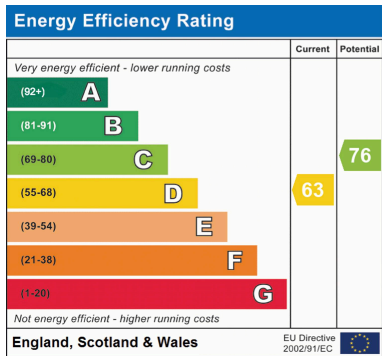
Approximate Area = 1814 sq ft / 168.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chas R Lowe Estates. REF: 1478866



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2026

1. Money Laundering Regulations

In accordance with the requirements of the Money Laundering Regulations, prospective purchasers will be required to provide satisfactory proof of identification at a later stage in the transaction. Your cooperation in providing the requested documentation promptly will assist in preventing any delay in the progression of the sale.

2. General Information

Whilst every effort has been made to ensure that the sales particulars are fair, accurate, and reliable, they are provided for general guidance only and do not constitute part of any offer or contract. Should any matter be of particular importance to you, please contact our office and we will endeavour to verify the relevant information for you, particularly if you are intending to travel a considerable distance to view the property.

3. Measurements

All measurements, dimensions, and floor areas provided within these particulars are approximate and are supplied for guidance purposes only. They should not be relied upon as precise measurements and must not be treated as statements of fact.

4. Services and Appliances

Please note that we have not tested any services, systems, equipment, or appliances at the property. Accordingly, prospective purchasers are strongly advised to arrange their own independent surveys, inspections, and service reports prior to finalising any offer to purchase.

5. Disclaimer

These particulars are issued in good faith; however, they do not constitute representations of fact and shall not form part of any offer or contract. All information contained herein should be independently verified by prospective purchasers or tenants. Neither Sequence (UK) Limited nor any of its employees or agents has the authority to make or give any representation or warranty whatsoever in relation to this property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks on buyers and sellers in accordance with applicable money laundering regulations. These checks must be satisfactorily completed before we can proceed with the transaction.

Where any part of a buyer's purchase funds is provided as a gift, each individual providing gifted funds will also be required to undergo AML checks.

We use Coadjute's Assured Compliance service to undertake these checks. A fee of £55.00 plus VAT per individual applies to each AML check conducted.

Once the AML check has been carried out, the fee is non-refundable, regardless of the outcome of the check or whether the sale proceeds to completion. This includes circumstances where an individual does not pass the checks or the sale falls through.