

**FOR SALE**



**Derwent Road, Palmers Green, London, N13**  
**£495,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS



# Derwent Road, Palmers Green, London, N13

Chain free two bedroom Edwardian garden flat offering over 800 sq ft of living space located in this most desirable turning forming part of the Lakes conservation area.

Easy walking distance of Broomfield Park, Green Lanes shopping facilities and Palmers Green's mainline station into Moorgate • Ground floor • Modernisation required throughout • 960+lease remaining • Spacious living room with round bay and original ceiling features • Kitchen with door to side return • Bathroom • Double bedroom with original stain glass window and door to garden • Good size single bedroom with fitted wardrobes • High ceilings • Partial double glazing • Gas central heating • Communal hallway with original stained glass doors • Own section of rear garden measuring 36ft x 20ft.

- Two bedrooms
- Edwardian ground floor flat
- Spacious living room
- Kitchen
- Modernisation required
- Chain free
- Close to Broomfield Park
- Own section of rear garden
- Long lease

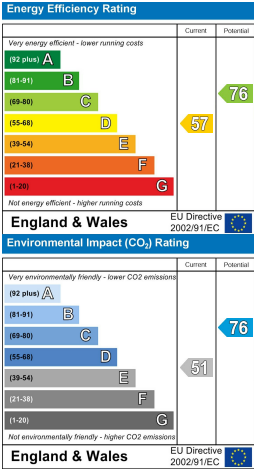






Derwent Road  
Palmers Green  
London  
N13 4QA

Tenure: Leasehold  
Gross Internal Area: 813.00 sq ft



TOTAL FLOOR AREA - 813 sq ft. (75.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02020

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