

FOR SALE



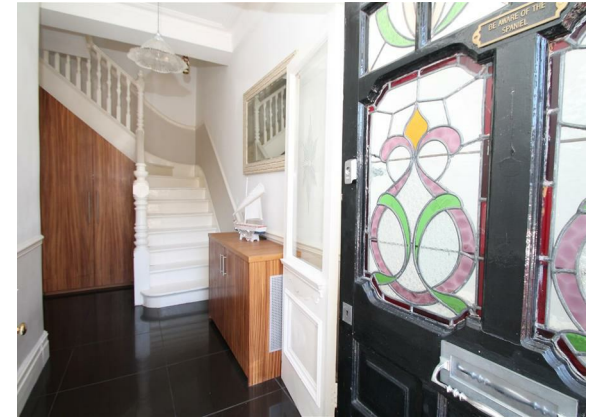
Derwent Road, Palmers Green, London, N13
Offers In Excess Of £475,000 Leasehold

Anthony Webb
ESTATE AGENTS

Derwent Road, Palmers Green, London, N13

LOVELY LAKES ESTATE FLAT WITH OWN ENTRANCE AND PARKING SPACE. A well presented two double bedroom converted flat occupying the entire first floor of this Edwardian building. This CHAIN FREE property is located in a most desirable residential turning within easy walking distance of Broomfield Park and Palmers Green mainline station into Moorgate. The flat consists of its own entrance on the ground floor with original front door and inner lobby doors to a spacious hallway with fitted storage cupboards and stairs to first floor. The first floor consists of a good size landing with access to loft space (potential to convert), a generous living room with a feature fireplace, a modern fitted kitchen, a modern bathroom and two good size double bedrooms (one with a feature fireplace). Further benefits include gas central heating with a combi boiler installed in 2020, 117 year lease and own parking space. An internal viewing is essential to fully appreciate this lovely period flat.

- Two double bedrooms
- Lakes Estate
- First floor flat
- Spacious living room
- Modern kitchen/bathroom
- Beautiful entrance hallway
- Fantastic location
- Off street parking



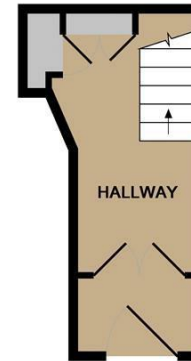


Derwent Road
 Palmers Green
 London
 N13 4QA

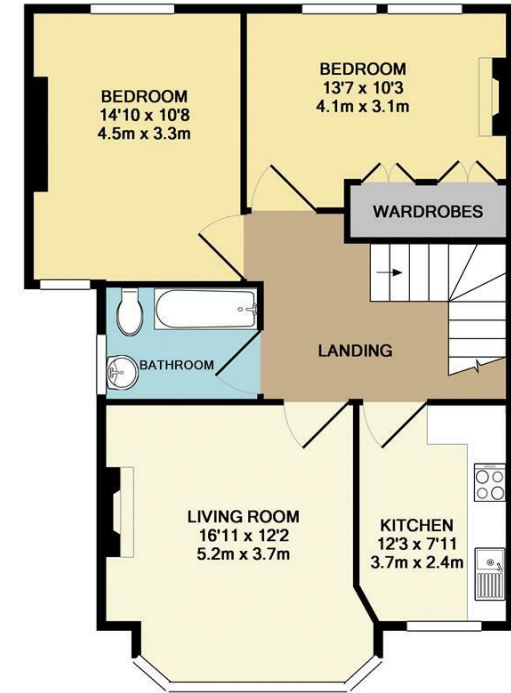
Tenure: Leasehold
 Gross Internal Area: 850.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 by 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.
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