

TO LET



Derwent Avenue, Edmonton, London, N18
£2,800 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Derwent Avenue, Edmonton, London, N18

Beautifully presented four bedroom 1930s built terrace house which has been extended to rear and into the loft space to create a fabulous family home.

Derwent Avenue is a quiet residential turning off Wilbury Way and has many local shops, bus routes and several stations within a mile including Silver Street and White Hart Lane. The property has excellent transport links into London via the A406 and A10 and is within easy walking distance to the North Middlesex Hospital.

Porch • Open plan living/dining space with bay window and bespoke shutters • Guest w.c • Modern fitted kitchen/diner with appliances and door to garden • The first floor offers two double bedrooms, one single bedroom and a modern shower room • The converted loft consists of a double bedroom and bathroom • Double glazing • Gas central heating • Off street parking • Paved rear garden • Garage to rear.

Enfield council band D

5 weeks deposit £3230

Minimum annual household income to meet referencing criteria £84,000

- Four bedrooms
- 1930s extended terrace house
- Open plan living/dining space
- Modern fitted kitchen/diner
- Ground w.c
- Two bath/shower rooms
- Double glazing/gas central heating
- Rear garden+garage

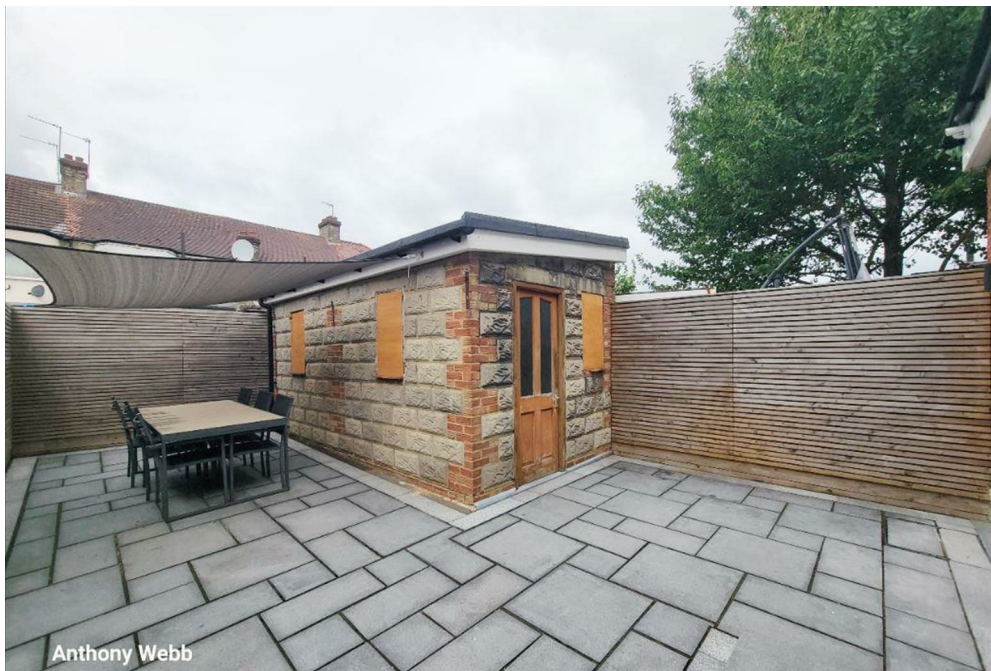




Anthony Webb



Anthony Webb



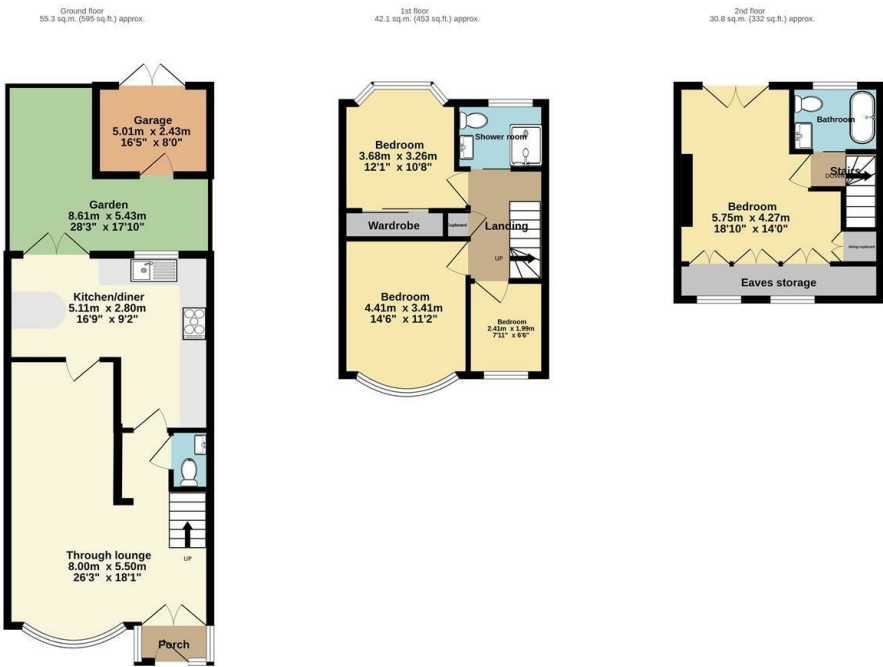
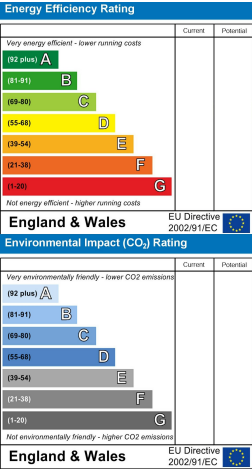
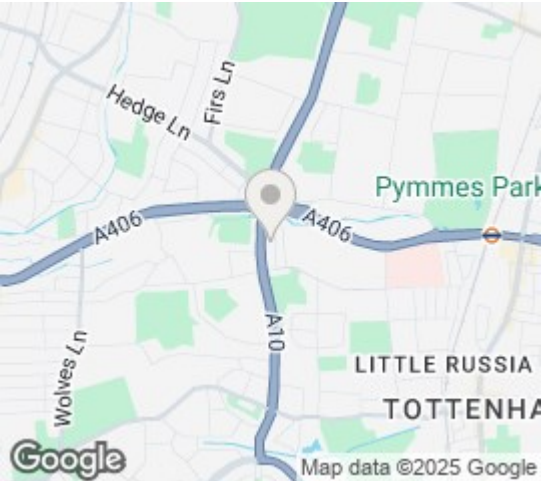
Anthony Webb



Anthony Webb

Derwent Avenue
Edmonton
London
N18 1BP

Tenure:
Gross Internal Area: 1380.00 sq ft



TOTAL FLOOR AREA : 128.2 sq.m. (1380 sq.ft.) 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 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.
Made with Memphis 12/2025

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

