



Derwent Road, Palmers Green, London, N13
Chain Free £925,000 Freehold

Anthony Webb
ESTATE AGENTS

Derwent Road, Palmers Green, London, N13

Chain free Edwardian semi-detached house originally built with four bedrooms but now laid out as a three bedroom dwelling. The property which requires modernisation through out, offers 1776sq ft of original floor space over two floors and has great potential to create a wonderful family home.

The property is located in a most desirable residential location forming part of the Lakes estate conservation area, within easy reach of Palmers Greens shops, restaurants, bus routes, Broomfield Park and mainline station into Moorgate.

Hallway with original front door and stained glass inner doors • Front reception with period ceiling features and original bay window • Kitchen/diner • Utility room with door to side return/garden • Guest w.c • Rear reception with fireplace, stained glass windows and door to garden • First floor landing with access to loft space • Spacious main bedroom • Two further double bedrooms • Family bathroom (original fourth bedroom and bathroom merged into one large bathroom) • Gas central heating • Off street parking space • Well maintained rear garden with block patio and side access.

- Original four bed/now three bed
- Edwardian semi-detached house
- Two receptions
- Kitchen/diner
- Utility/guest cloak room
- Spacious bathroom
- Off street parking
- East facing garden
- Enfield Council Tax Band F





Derwent Road Palmers Green London N13 4PU

Tenure: Freehold
Gross Internal Area: 1776.00 sq ft



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



TOTAL FLOOR AREA: 165.0 sq.m. (1776 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 guidance 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 Metrepx ©2024

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