



Devonshire Road, Palmers Green, London, N13  
Chain Free £425,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Devonshire Road, Palmers Green, London, N13

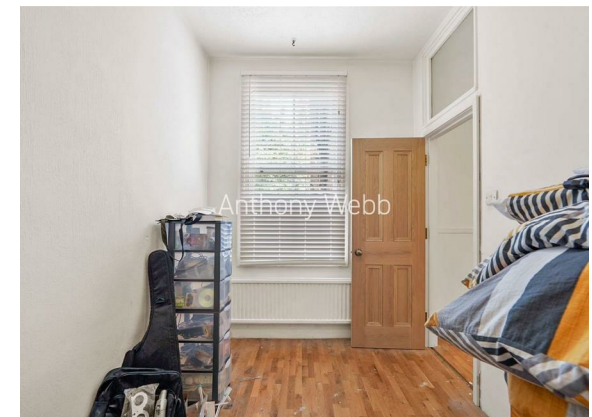
CHAIN FREE two bedroom converted period GARDEN flat occupying the entire ground floor of this Edwardian property a stones throw from the shops and station.

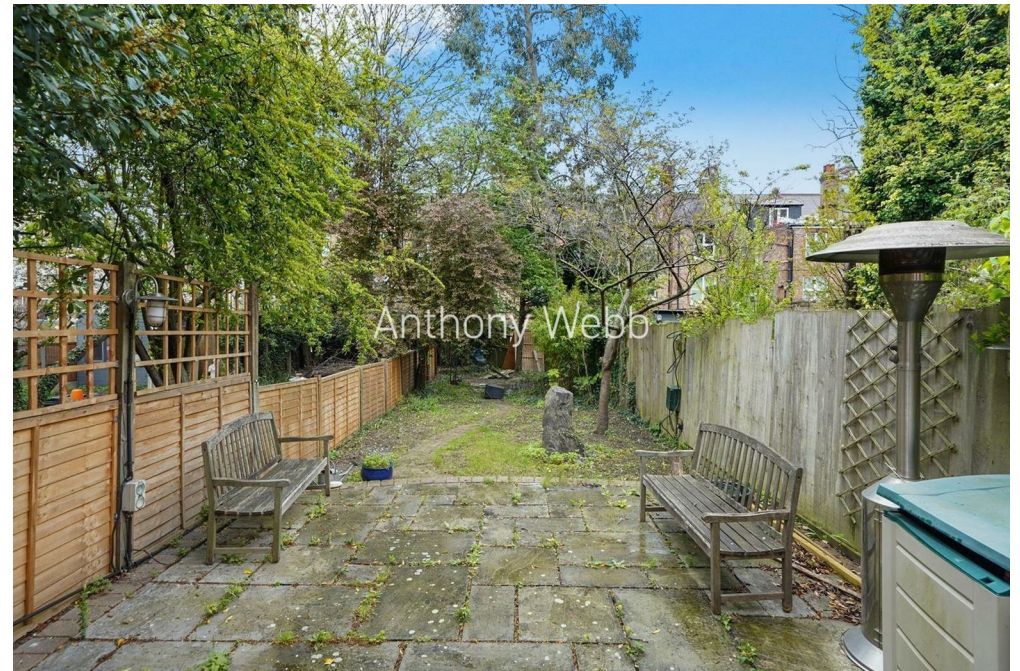
Devonshire Road is a popular residential turning in the heart of Palmers Green located between Green Lanes and Aldermans Hill and is a few minutes walk to Green Lanes shops, restaurants, bus routes, Broomfield Park and Palmers Greens mainline station into Finsbury Park and Moorgate.

Original tiled path to original communal front door • Communal hallway with original tessellated tiled floor • Living room with bay window, feature fireplace with decorative gas fire and original coving/ rose to ceiling • Modern kitchen with appliances, tiled floor and door to side return and garden • Large Basement Cellar • White bathroom suite with tiled floor and part tiled walls • One double bedroom with bay window and door to garden • One single bedroom • Rear garden measuring 78ft x 18ft with paved/lawn areas.

Council Tax Band D  
Remaining lease will be extended to 175 years approx.  
Service charges £0  
Ground rent £0

- Two bedrooms
- Edwardian converted flat
- Living room
- Modern kitchen
- Bathroom
- Large Basement Cellar
- Private rear garden
- Close to shops/station





# Devonshire Road Palmers Green London N13 4QX

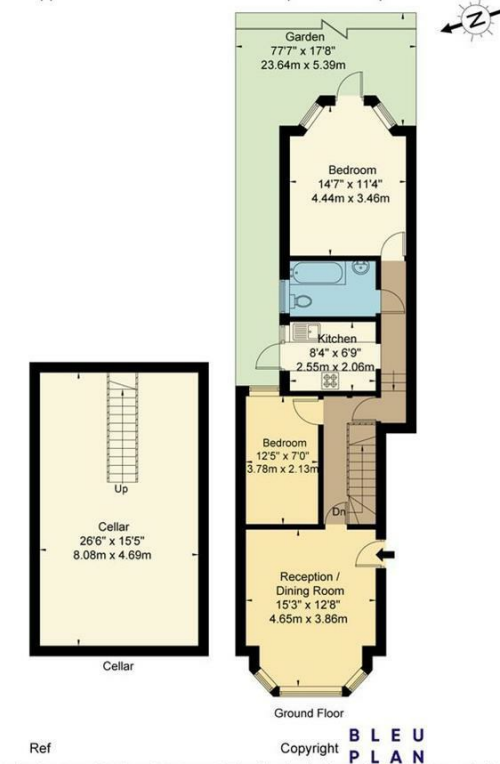
Tenure: Leasehold  
Gross Internal Area: sq ft



| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

## Devonshire Road N13 4QX

Approx Gross Internal Area = 99 sq m / 1065 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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