



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

**Anthony Webb**  
ESTATE AGENTS

# Devonshire Road, Palmers Green, London, N13

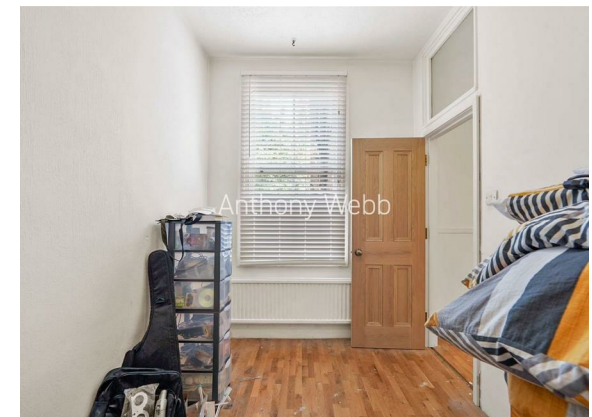
CHAIN FREE two bedroom converted period GARDEN flat occupying the entire ground floor of this Edwardian property a stones throw from the shops and station.

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





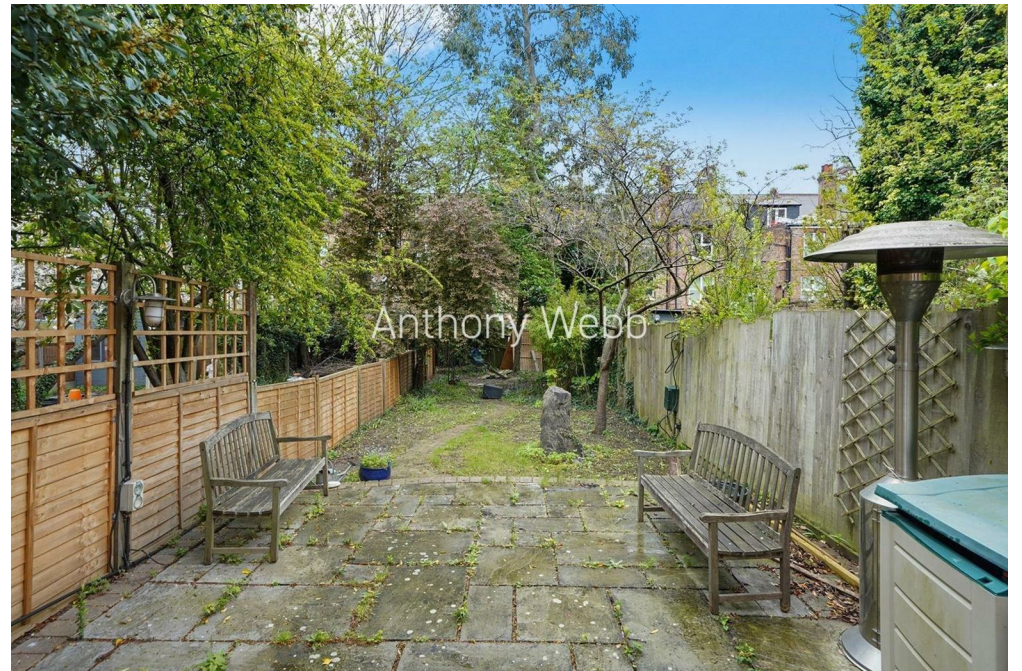
Anthony Webb



Anthony Webb



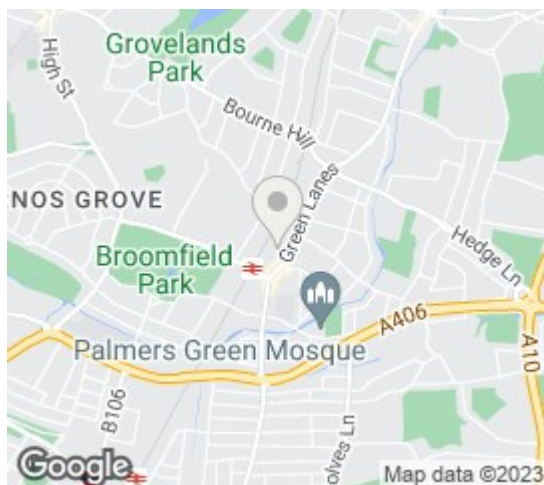
Anthony Webb



Anthony Webb

# Devonshire Road Palmers Green London N13 4QX

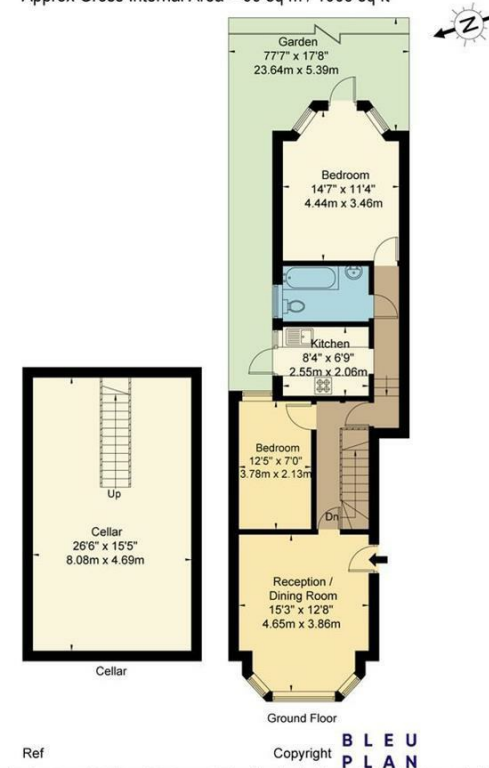
Tenure: Leasehold  
Gross Internal Area: sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.  
Copyright @ BLEUPLAN

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

**Anthony Webb**  
ESTATE AGENTS