



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

**Anthony Webb**  
ESTATE AGENTS

# Derwent Road, Palmers Green, London, N13

Chain free two double bedroom period conversion with own section of rear garden located within the Lakes Estate conservation area. Occupying the entire first floor of this semi-detached Edwardian property, the flat offers over 900sq. ft of bright and airy living space. The property which requires updating, offers great potential to create a fantastic home in one of the most desirable roads in the area.

Derwent Road is located between Fox Lane and Aldermans Hill and is within easy walking distance of Palmers Greens shops, restaurants, cafes, bus routes and mainline station into Moorgate. Southgate underground station is also a short bus ride away via the W6 bus route. Both Broomfield Park and Grovelands Park are also within easy reach.

Secure communal entrance with entry phone system • Entrance with stairs to first floor • Spacious landing with cupboard and access to loft space • Generously proportioned living room with bay window, original windows and feature fireplace • Kitchen • Bathroom • Mainly double glazed • Gas central heating • Own section of rear garden accessed via the side of the property.

Lease remaining of 131 years.

Service charges-£0

Ground rent-£26.50

Enfield Council Tax Band D

- Two double bedrooms
- Edwardian converted flat
- First floor
- Spacious living room
- Kitchen and bathroom
- Loft storage space
- Lakes Estate conservation area
- Private rear garden





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# Derwent Road Palmers Green London N13 4PU

Tenure: Leasehold  
Gross Internal Area: 956.00 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 <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	



TOTAL FLOOR AREA: 88.8 sq.m. (956 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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