



Derwent Road, Palmers Green, London, N13
Chain Free £550,000 Leasehold

Anthony Webb
ESTATE AGENTS

Derwent Road, Palmers Green, London, N13

LAKES ESTATE GARDEN FLAT. A beautifully refurbished two double bedroom converted flat occupying the entire ground floor of this Edwardian building, located within easy walking distance of Palmers Green's shops, restaurants, Broomfield Park and Mainline station into Moorgate. The property, which is offered CHAIN FREE, benefits from complete renovation and offers a 30ft living/kitchen space with integrated appliances, solid stone work surfaces and bi-folding doors to garden, modern bathroom, two spacious double bedrooms, one with doors to garden, cellar, solid wood floors, new gas central heating, new double glazed windows, off street parking and sole use of a 100ft approx rear garden.

- Two double bedrooms
- Edwardian conversion
- Fully refurbished
- Ground floor flat
- 91 year lease
- Chain free
- 100ft rear garden
- Close to station & Broomfield Park



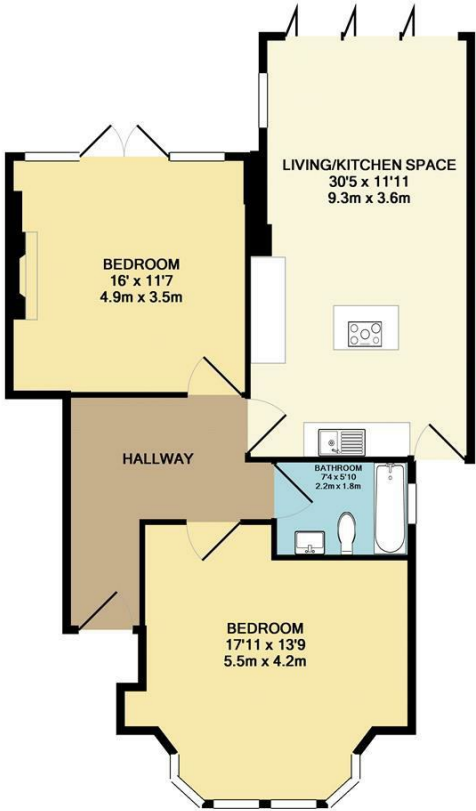


Derwent Road
Palmers Green
London
N13

Tenure: Leasehold
Gross Internal Area: 980.00 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		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-49) D		
(29-38) E		
(17-28) F		
(1-16) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 980 SQ. FT. (91.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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