



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) <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	



TOTAL FLOOR AREA: 165.0 sq.m. (1776 sq.ft.) approx.  
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