



Devonshire Road, London

Let Agreed

£2,000 Per month (Available from 5th September 2026, Part furnished)





Baker and Chase are delighted to present this newly painted 2/3 bedroom, 1/2 receptions converted flat located in the heart of Palmers Green, with the added benefit of having 2 bathrooms and your own L shape courtyard rear garden. Palmers Green overground Train station is on your doorstep, only 0.1 miles away. Available now!

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £60,000 +

-

Baker and Chase are delighted to present this newly painted 2/3 bedroom, 1/2 receptions converted flat located in the heart of Palmers Green, with the added benefit of having 2 bathrooms and your own L shape courtyard rear garden.

Situated on the ground floor, this property offers 2/3 good size double bedrooms, a open plan lounge/fitted kitchen which includes a washing machine, Bosch dishwasher, oven and hob, integrated fridge, further floorstanding Zanussi fridge freezer. Two modern bathrooms both with a bath plus a shower attachment.

Devonshire Road is a quiet residential turning set in a prime Palmers Green location. Palmers Green overground Train station is on your doorstep, only 0.1 miles away, and there are many bus routes available on Alderman's Hill; allowing easy access into Central London and Hertfordshire. Broomfield Park & Arnos Park provide easy access to some of the areas best open Green spaces. There are several key shopping areas close by, including Palmers Green triangle, Green Lanes and Southgate Circus. Morrison Supermarket is also on your doorstep.

Offered unfurnished and is available now.

For more information, or to arrange your viewing, please call our office.

Exterior

Part glazed wooden front door leading to communal hallway with entryphone system, stairs leading to first floor landing. Wooden front door leading directly into

Open plan lounge/kitchen

Lounge

Wood flooring, ceiling spotlights, ceiling coving, radiator, 2 x double glazed sash windows to front, entry phone handset.

Kitchen

New laminate effect vinyl flooring, range of wooden wall and base units, roll top wooden worktops, single drainer stainless steel sink unit with mixer tap, built in 4 ring gas hob, stainless steel extractor hood over, built in electric oven, integrated fridge, Candy washing machine, Bosch dishwasher, floor standing Zanussi fridge freezer. Wall mounted consumer unit.

Optional furniture

Storage unit, double drawer unit.

Inner hallway

Fitted carpet, ceiling spotlights, door leading to basement (not included), further doors leading to other rooms. Stairs down to

Bathroom

Ceramic tiled flooring, ceiling spotlights, ceiling coving, extractor fan, wall mounted chrome heated towel rail, frosted double glazed window to rear, part tiled walls, low flush wc, pedestal wash hand basin, wood panel enclosed bath with mixer tap and shower attachment, riser rail.

Bedroom 2

Fitted carpet, ceiling coving, ceiling spotlights, radiator, frosted single glazed window to rear, built in storage cupboard. Door leading to courtyard garden.

Optional furniture

Wardrobe

Bathroom 2

Ceramic tiled flooring, ceiling spotlights, ceiling coving, extractor fan, frosted double glazed window to rear, wall mounted chrome heated towel rail, part tiled walls, low flush wc, pedestal wash hand basin, wood panel enclosed bath with mixer tap and shower attachment, riser rail, shower curtain rail.

Bedroom 3/Reception 2

Fitted carpet, ceiling spotlights, ceiling coving, radiator, frosted double glazed window to side, stairs up to

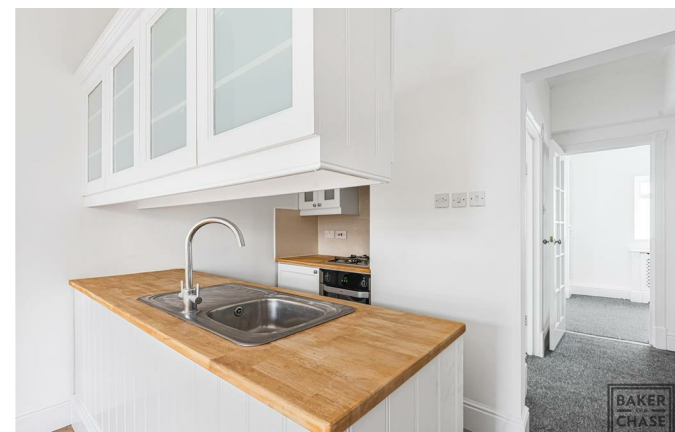
Bedroom 1

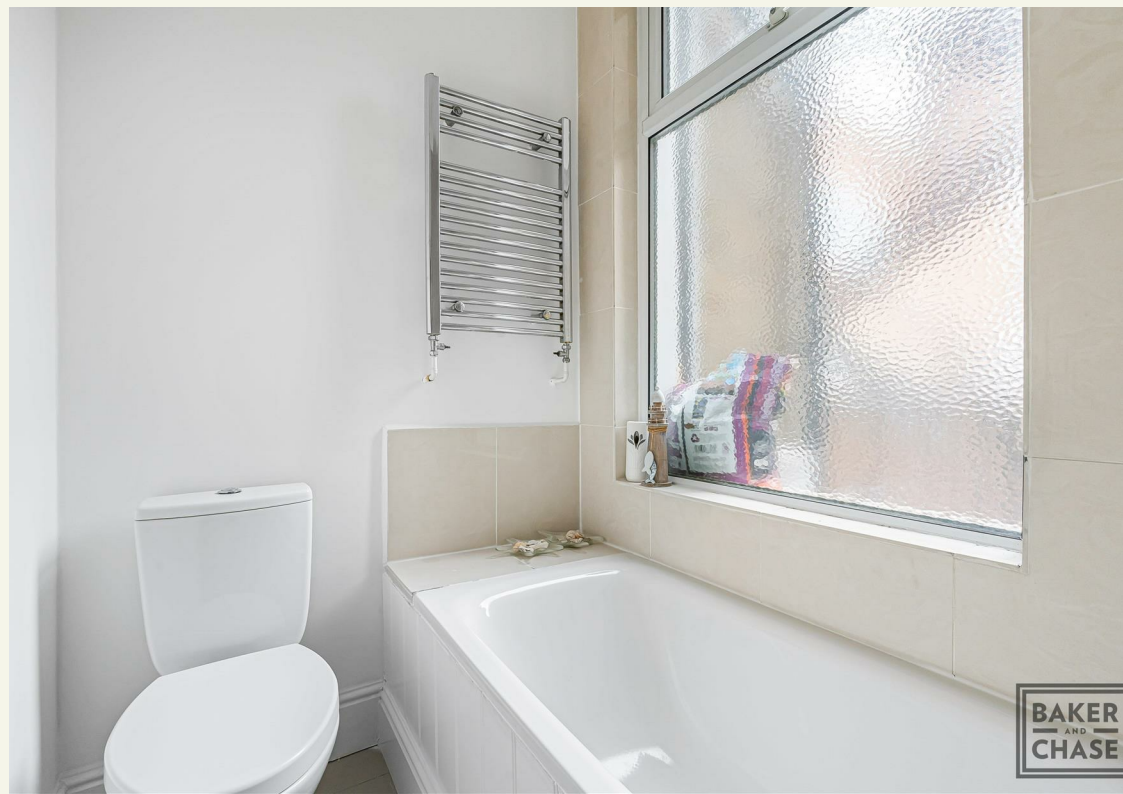
Wood flooring, ceiling coving, ceiling spotlights, radiator, double glazed sash bay windows to front.

Courtyard garden to rear

L shape courtyard rear garden. Side gate access.

Disclaimer







Lettings Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

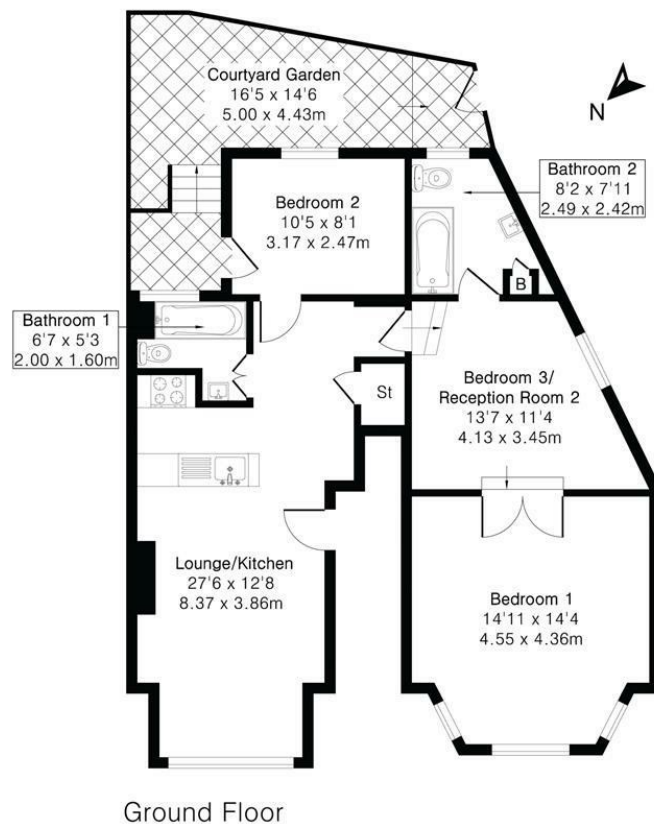
Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.



Approximate Gross Internal Area 827 sq ft - 77 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: D / Deposit