

Derwent Road, N13

£500,000 *Leasehold*

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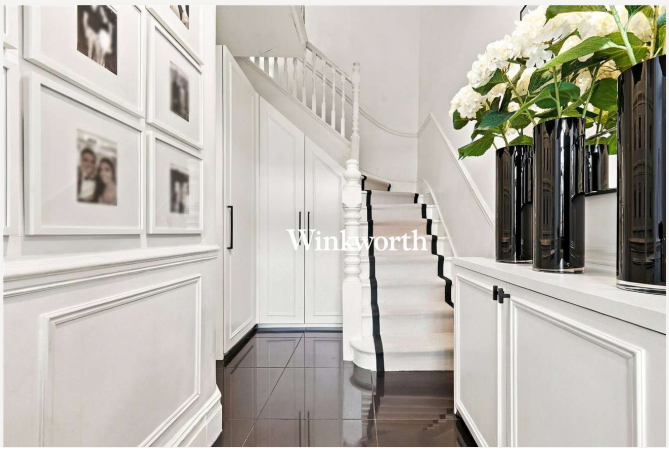
A stunning two-bedroom maisonette occupying the entire first floor of an imposing period house in the heart of the sought-after Lakes Conservation Area. Offered for sale with no onward chain, the property is within easy reach of Palmers Green railway station (with direct services to Moorgate), the popular Broomfield Park and an excellent selection of cafés, restaurants and local shops. Offering just under 1,050 sq. ft. of generously proportioned living accommodation, the property has been tastefully updated by the current owner, combining contemporary finishes with high ceilings and attractive period features. An entrance porch leads into an impressive private entrance hall with useful storage space and a staircase rising to a spacious first-floor landing. A particular feature of the property is the beautifully presented living/dining room, measuring approximately 17'1" x 15'11". A wide bay window floods the room with natural light, whilst an ornate cast-iron fireplace, decorative wall panelling and a picture rail add to its character.





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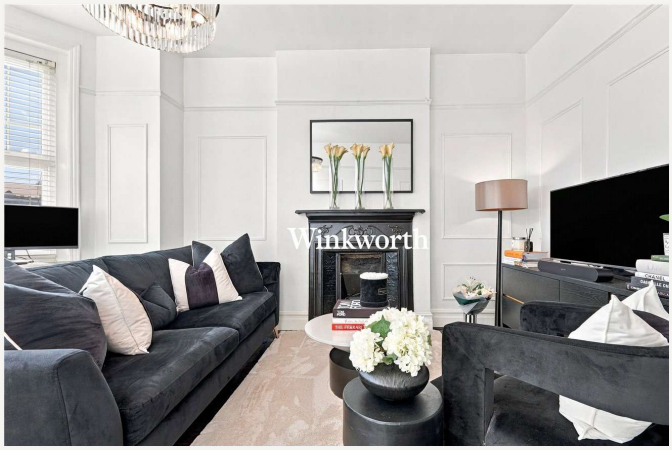
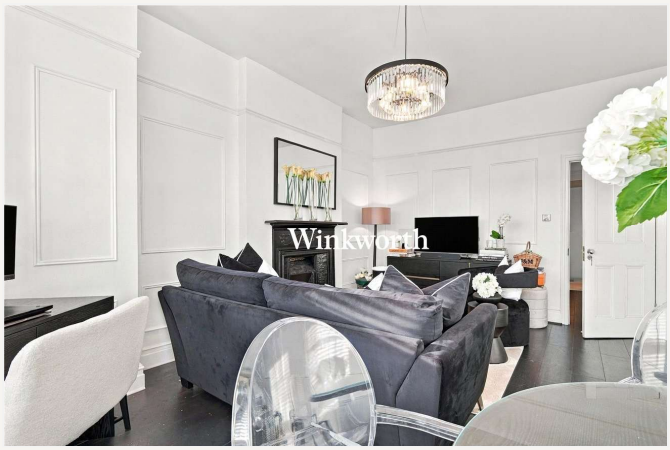
There is ample space for relaxing, dining and entertaining. The stylish separate kitchen is fitted with an extensive range of elegant wall and base units, slim-profile marble-effect worktops and matching splashbacks, complemented by under-unit lighting. There is also a fitted oven, hob and extractor, together with a breakfast bar at one end. Both bedrooms are particularly spacious doubles, one enjoying dual-aspect windows, whilst the other features a range of fitted wardrobes and an attractive cast-iron fireplace. Completing the accommodation is a contemporary, fully tiled shower room with marble-effect tiling, a generous shower enclosure with a rainfall shower head, a wall-hung WC and a vanity unit with mirrored storage cupboards above. The seller has advised us that acoustic flooring has been installed beneath the laminate flooring.

Externally, the property benefits from off-street parking for one vehicle on its half of the driveway. A further attraction is the loft space, which offers scope to create an additional bedroom, subject to the necessary consents.



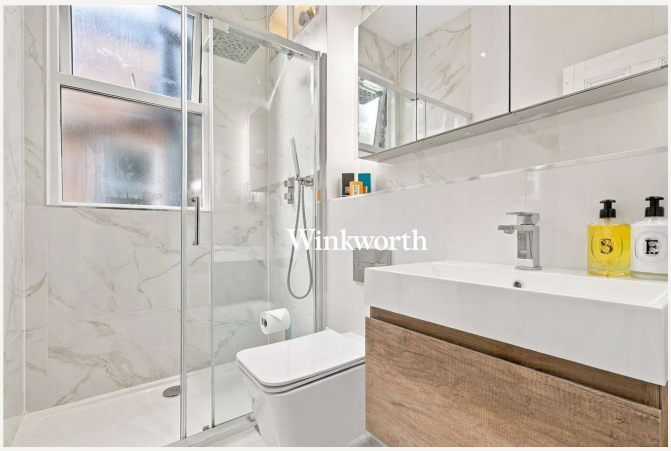












MATERIAL INFO

Tenure: Leasehold
Term: Circa 107 years remaining
Service Charge: £0
Ground Rent: £150 Annually (subject to increase)
Council Tax: London Borough of Enfield - Band D
EPC rating: D

Note: Part of the building was underpinned in 1999. Please contact Winkworth Palmers Green for further details.

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Total area: approx. 1045.7 sq. feet (97.2 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

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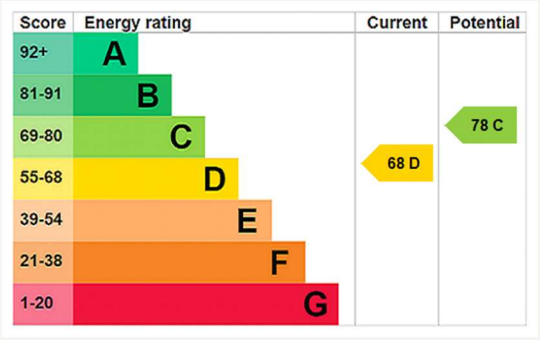

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/PGN260321

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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