



DEVONSHIRE ROAD, N13  
OFFERS OVER £485,000 LEASEHOLD

A BEAUTIFULLY PRESENTED GARDEN FLAT BOASTING  
LIGHT AND AIRY LIVING ACCOMMODATION.

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

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## DESCRIPTION:

A stunning two bedroom garden flat arranged over the entire ground floor of an Edwardian conversion, enviably located moments from Palmers Green mainline BR station, Broomfield Park and local shops.

The property has been beautifully updated to provide just under 800 Sq.ft of light and airy living accommodation with a contemporary interior. You will find a spacious reception room with a large bay and fitted window shutters, a centrally located kitchen/dining room with integrated appliances, plus a modern bathroom. The bedrooms are set at the end of a long entrance hall and benefit from tall fitted wardrobes. There is also a cellar proving useful storage space. Externally the property enjoys a 46'2 long rear garden with a large patio, well-maintained lawn and a brick-built office with power points and internet connection. Offered for sale with no onward chain and a remaining lease term of just over 120 years.

## AT A GLANCE:

- Two Bedroom Ground Floor Flat
- No Onward Chain
- Private 46'2 Long Rear Garden
- External Office
- Located Close to Public Transport Links, Parks and Shopping Amenities
- Light and Airy Living Accommodation
- Spacious Reception Room
- Kitchen/Dining Room
- Cellar
- Long remaining Lease Term



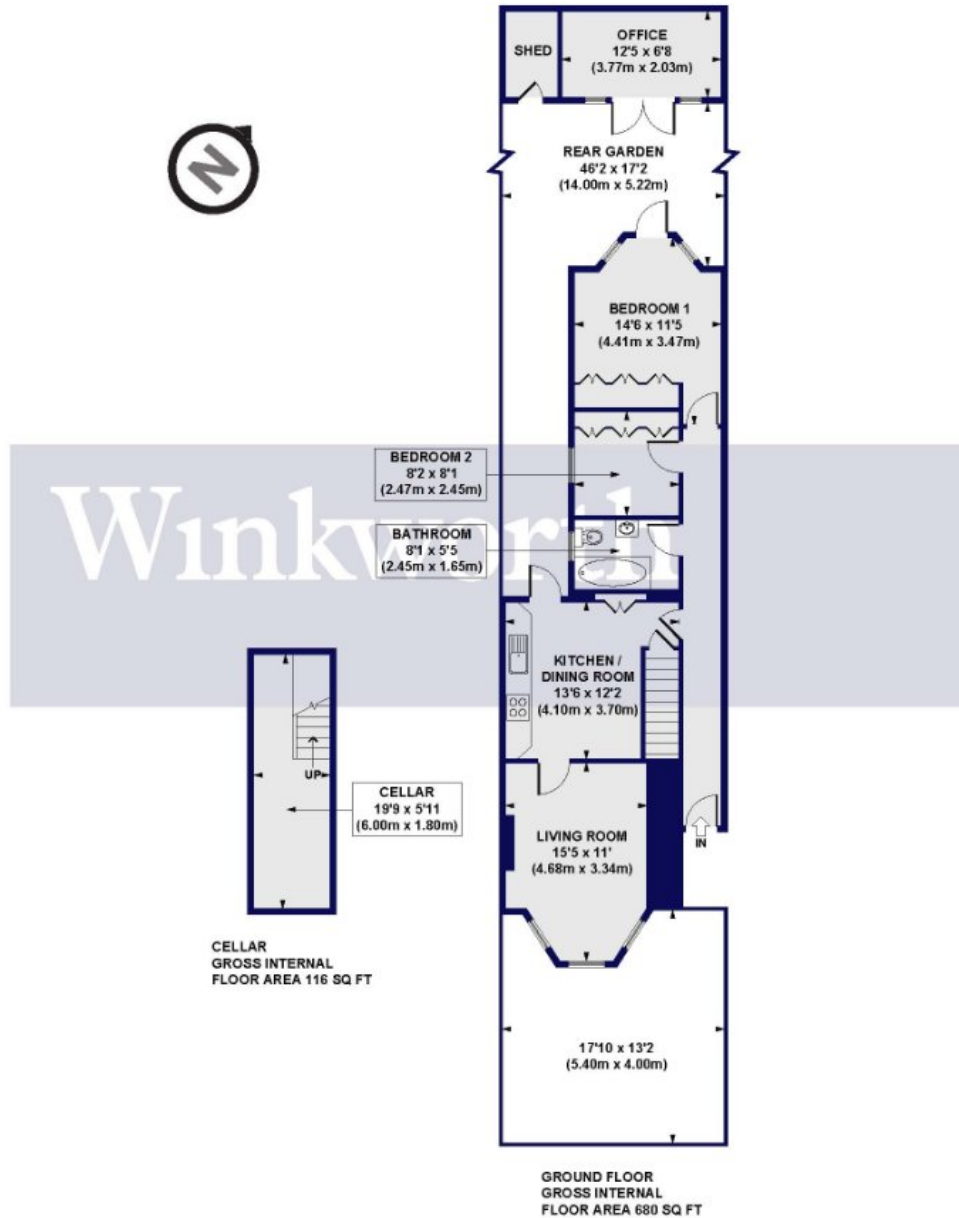






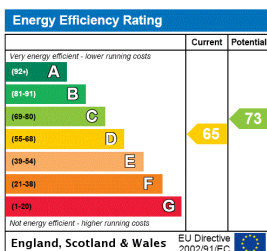
## Devonshire Road, N13

Approx. Gross Internal Floor Area 907 sq. ft / 84.30 sq. m(Including Office & Shed)  
Approx. Gross Internal Floor Area 796 sq. ft / 74.00 sq. m(Excluding Office & Shed)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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