



DERWENT ROAD, N13
£1,300,000 FREEHOLD

ELEGANCE MEETS MODERN COMFORT: A STUNNING
FOUR-BEDROOM EDWARDIAN GEM IN THE 'LAKES'
CONSERVATION AREA.

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DESCRIPTION:

A substantial four-double bedroom semi-detached Edwardian residence situated within the desirable 'Lakes' conservation area, offering easy access to Palmers Green mainline BR station to Moorgate, Broomfield and Grovelands Parks, and an excellent selection of cafes and restaurants on nearby Aldermans Hill and Green Lanes.

The property boasts 2,150 sq. ft of well-appointed living accommodation arranged over three floors. Upon entering the ground floor, you are greeted by an impressive, tiled entrance hall, accessed through stained glass double doors, complemented by an ornate balustrade adorning the staircase rising three floors. The grand front reception room features a box bay window with fitted shutters and stripped wood flooring. A separate dining room, with a bay providing access to the patio, offers ample space for entertaining. Both rooms feature beautiful high corniced ceilings and cast-iron fireplaces.

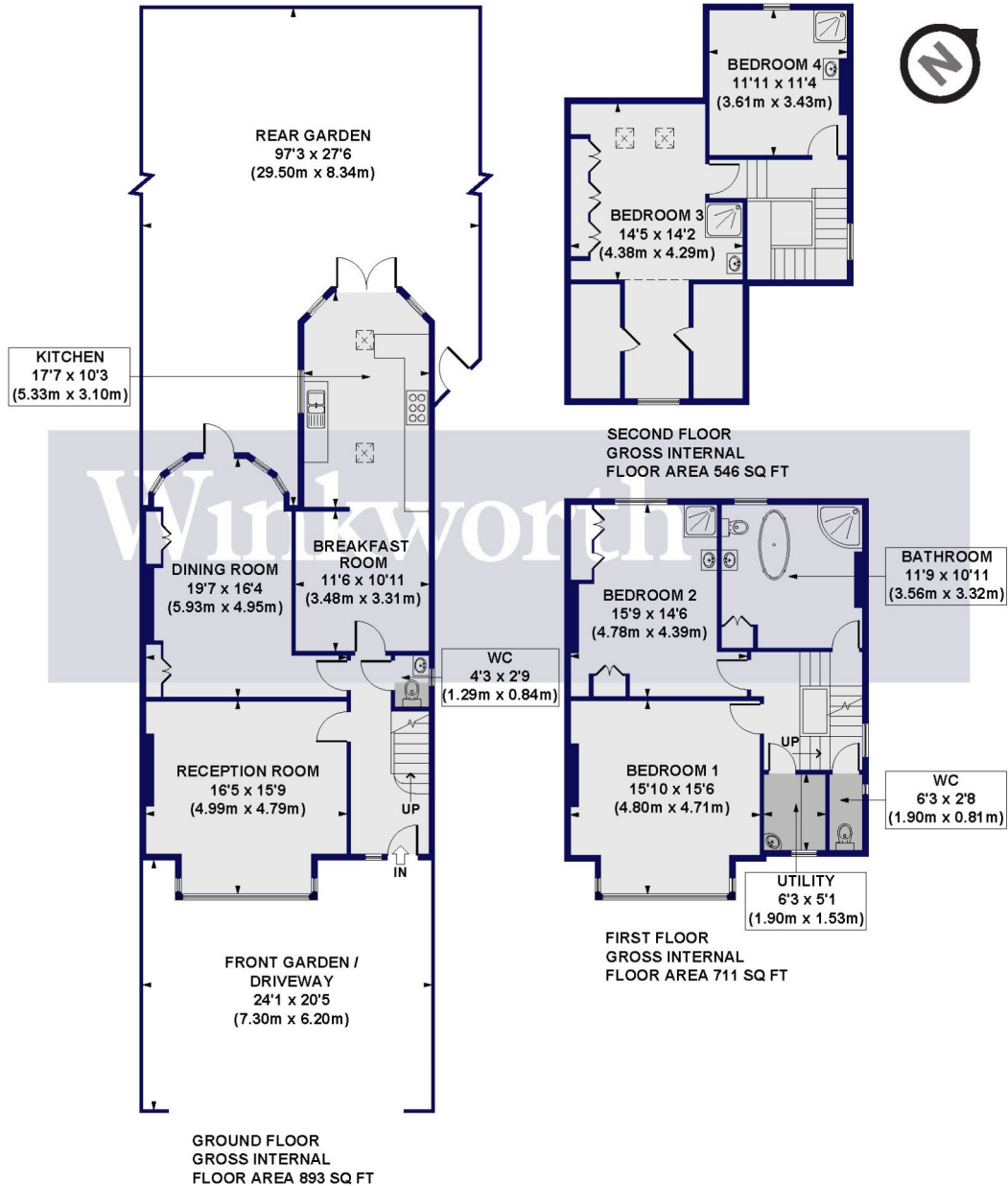
The generous 17'7 long kitchen benefits from an extensive range of units, and French doors leading out to the rear garden, while a large skylight draws in ample natural light. At one end of the kitchen, a breakfast room provides an informal space to dine. The ground floor also includes a convenient guest WC. A split-level landing on the first floor leads to two spacious bedrooms, a luxurious family bathroom with a four-piece suite, including a freestanding roll-top claw bath, as well as a separate WC and a utility room. A further split-level landing on the second floor leads to two additional bedrooms.

Outside, the property enjoys a well-maintained 97'3 long rear garden with an outbuilding and a shed. At the front of the house, there is a garden and driveway.

Council Tax: London Borough of Enfield - Band F



Derwent Road, N13
 Approx. Gross Internal Floor Area 2150 sq. ft / 199.77 sq. m



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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92)	
A	
(81-91)	
B	82
(69-80)	
C	
(55-68)	
D	57
(39-54)	
E	
(21-38)	
F	
(1-20)	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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