



DERWENT ROAD, N13
£575,000 SHARE OF FREEHOLD

**STUNNING PERIOD MAISONETTE WITH GARDEN AND DRIVEWAY
 IN THE HEART OF THE 'LAKES' CONSERVATION AREA.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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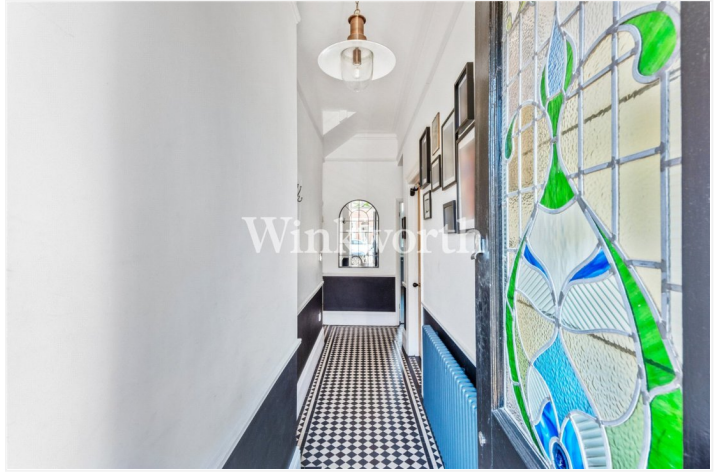
DESCRIPTION:

A beautiful ground floor period maisonette located in the sought-after 'Lakes' conservation area, offering easy access to Palmers Green mainline BR station (with direct links to Moorgate), Broomfield and Grovelands Parks, and an excellent selection of cafes and restaurants on nearby Aldermans Hill and Green Lanes.

Offered with a share of the freehold, this stunning property boasts over 800 sq.ft of living space, seamlessly blending charming period features — including elegant corniced ceilings and striking stained glass windows — with modern comforts. At the rear of the flat, you will find an impressive 19'7 x 11'11 reception room, enhanced by a wide, original rounded bay that fills the space with natural light and provides direct access to the private garden. The adjoining kitchen enjoys sleek, handleless wall and base units, complemented by integrated appliances. The property features two generously sized bedrooms positioned at opposite ends of the flat. The standout principal bedroom measures an impressive 16'3 x 15'10 and boasts a wide bay window fitted with stylish shutters. A modern, three-piece bathroom suite and a tessellated tiled entrance hall complete the interior.

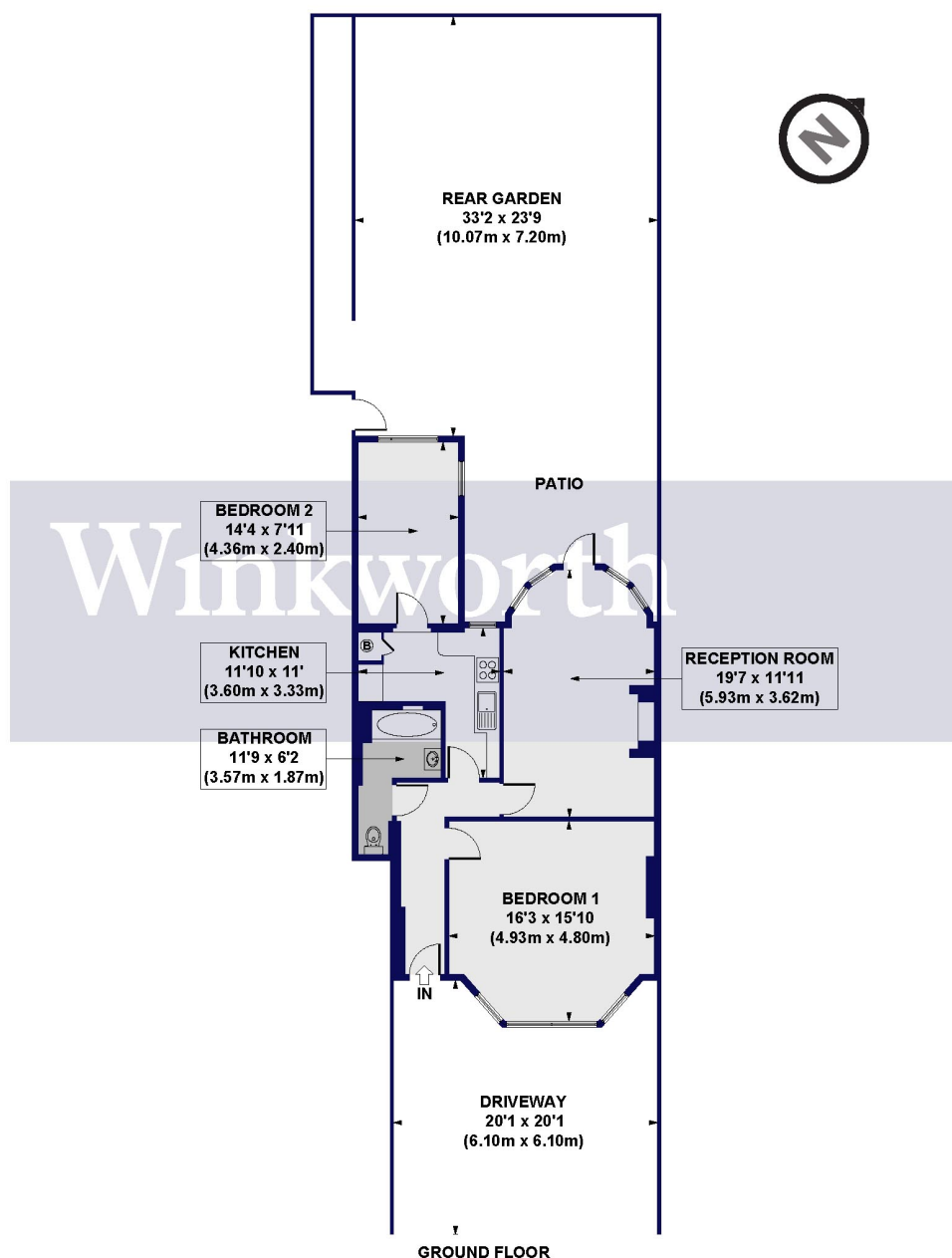
Outside, the flat benefits from a well-maintained private garden, complete with a useful shed and side access. To the front, you'll find the added convenience of a double driveway.

We highly recommend viewing to fully appreciate the space, character, and high standard of accommodation this wonderful property offers.



Derwent Road, N13

Approx. Gross Internal Floor Area 801 sq. ft / 74.41 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.

Tenure: Share of Freehold

Underlying Lease Term: 957 year and 3 months

Service Charge: £0 per annum

Ground Rent: £0

Council Tax: London Borough of Enfield – Band D

All figures that are shown were correct at the time of listing.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	76
	62
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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