



**DERWENT ROAD, N13**  
**GUIDE PRICE £1,075,000 FREEHOLD**

**A CHARACTER FILLED EDWARDIAN RESIDENCE  
SUCCESSFULLY BLENDING BEAUTIFUL CHARACTER  
FEATURES WITH FINE CONTEMPORARY DETAILING.**

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A substantial five bedroom Edwardian residence situated within the desirable 'Lakes' conservation area, close to Broomfield Park and Palmers Green mainline BR station (to Moorgate).

The property provides 2065 Sq.ft of impressive living accommodation filled with beautiful character features including high corniced ceilings, stained glass windows, imposing fireplaces and Terrazzo flooring. The ground floor boasts a large entrance hall leading to an impressive front reception room, a centrally located morning room and a WC. The rear of the house has been extended to showcase a stunning kitchen/diner with two large roof lanterns flooding the room with natural light. There is also an adjoining second reception room complete with a wood burner which also serves the morning room. The first floor benefits from four generously sized bedrooms and a family bathroom, whilst the loft has been converted into an additional bedroom with an en-suite shower room.

Externally you will find a mature rear garden with a large outbuilding and a driveway at the front. Offered for sale with no onward chain.

- Substantial Edwardian Residence
- Situated within the Desirable 'Lakes' Conservation Area
- Close to Palmers Green Mainline BR Station (to Moorgate in under 1/2 an hour)
- Short Stroll to Broomfield Park
- Wealth of Beautiful Period Features
- Large Rear Extension Showcasing a Stunning Kitchen/Diner
- Impressive Reception Room
- Loft Conversion
- Ground Floor WC
- Mature Rear Garden and Driveway



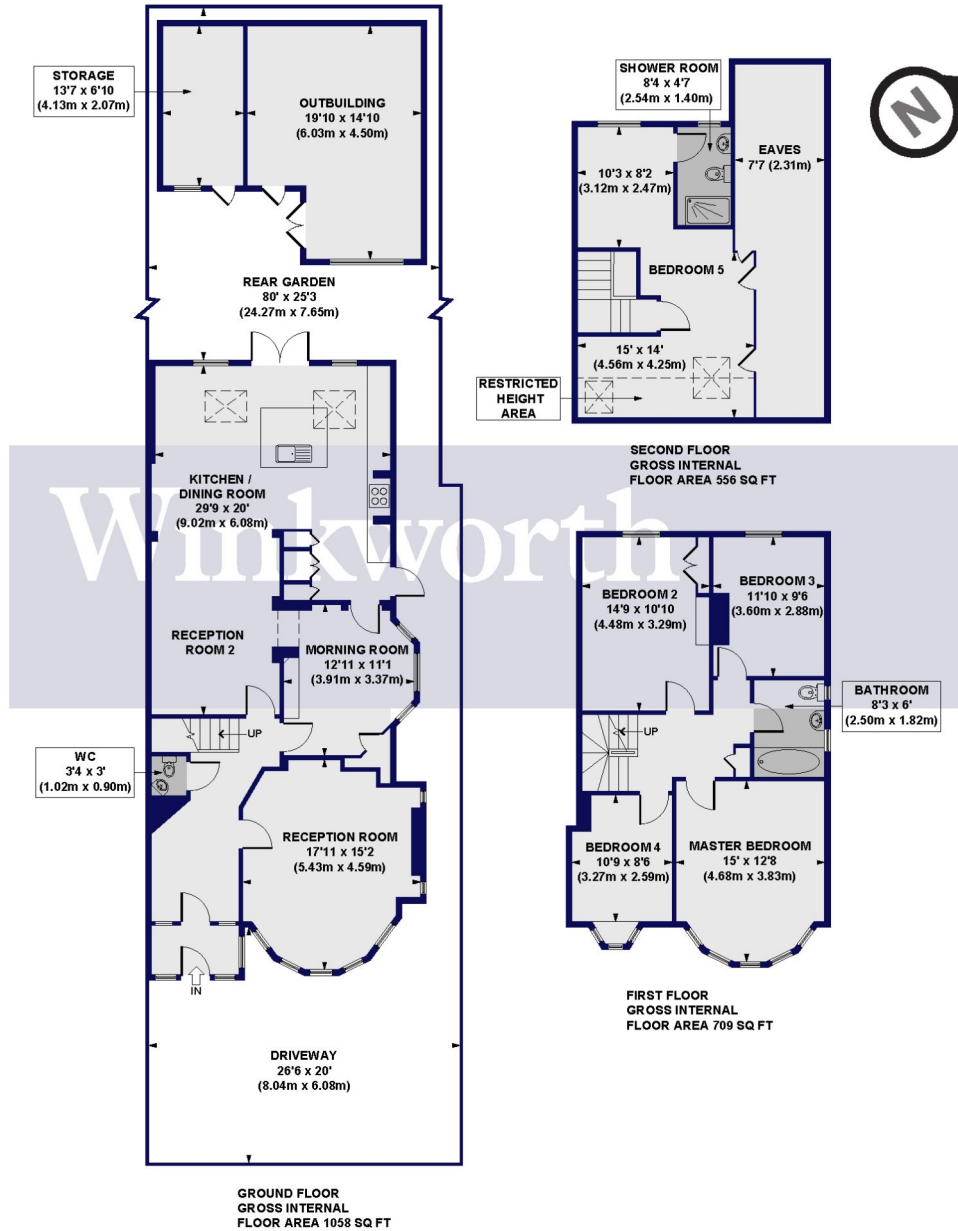






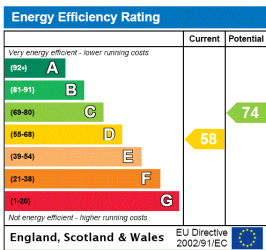
# Derwent Road, N13

Approx. Gross Internal Floor Area 2680 sq. ft / 249.00 sq. m (Including Restricted Height Area, Eaves, Outbuilding & Storage)  
 Approx. Gross Internal Floor Area 2065 sq. ft / 191.85 sq. m (Excluding Restricted Height Area, Eaves, Outbuilding & Storage)



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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