



**DAVIS HOUSE, LONDON, N13**  
**OFFERS OVER £475,000 LEASEHOLD**

**A SUPERB THREE BEDROOM GROUND FLOOR APARTMENT  
SET WITHIN AN EXCLUSIVE GATED DEVELOPMENT IN THE  
HEART OF PALMERS GREEN.**

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## DESCRIPTION:

A stunning and rarely available three bedroom apartment boasting 912 Sq.ft of modern living accommodation with a private octagonal patio. The property is set on the ground floor of an exclusive gated development constructed in 2016, conveniently located close to Palmers Green mainline BR station and a bus service to Wood Green.

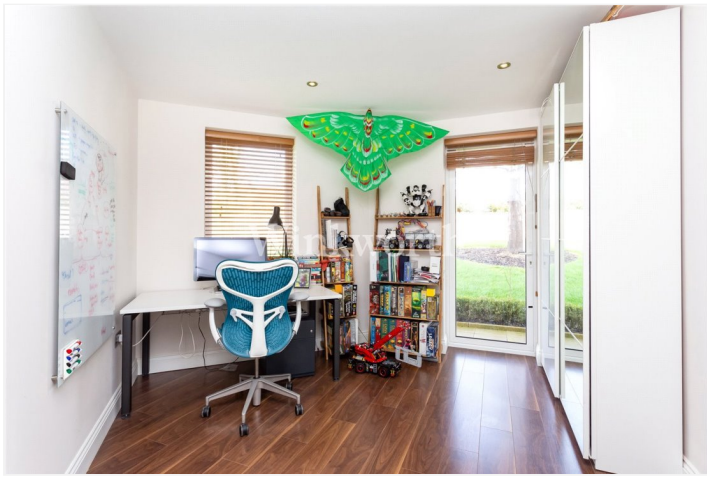
The property features an impressive, open-plan reception room and a kitchen fitted with an extensive range of modern two-tone units and integrated appliances. The space is great for dining, entertaining and relaxing. You will also find three spacious bedrooms, with master enjoying an en-suite shower room. There is also an attractive bathroom and a spacious entrance hall with built-in storage. Externally the property benefits from a private patio accessed via doors in the reception room and all bedrooms, with direct access onto a communal garden, plus two allocated parking spaces set within a secure car park. Additional benefits include zoned underfloor heating and a video entry phone system. Offered for sale with no onward chain.

## AT A GLANCE:

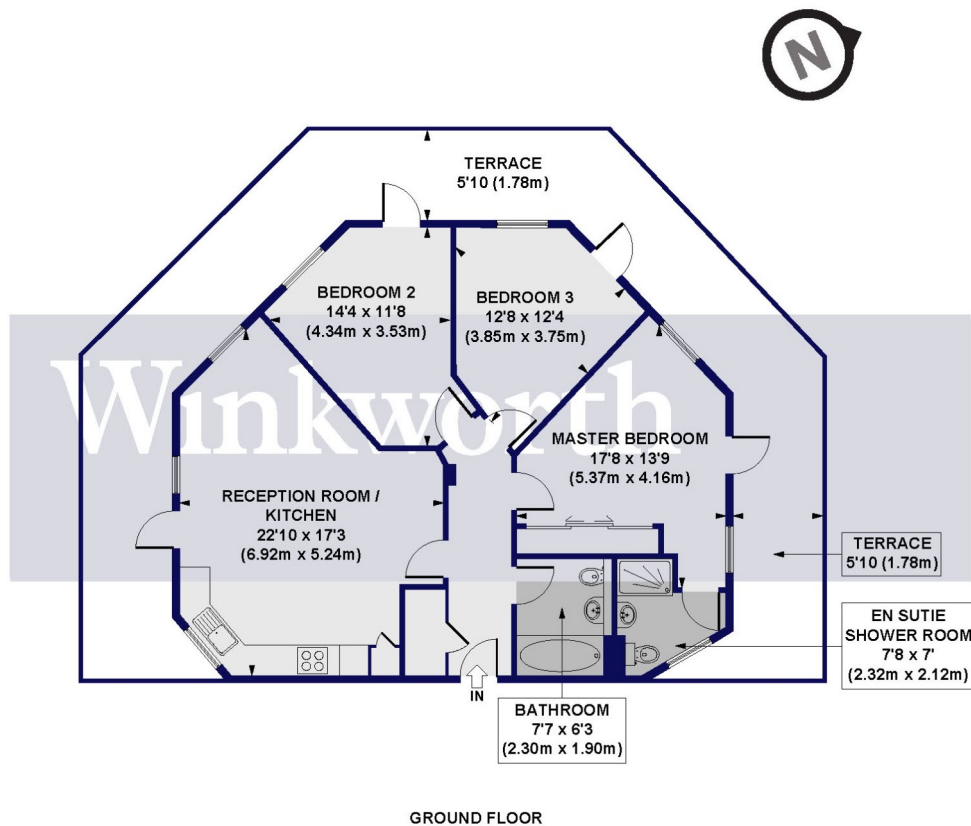
- Superb Three Bedroom Purpose-Built Flat
- Set in an Exclusive Private Development
- Ground Floor
- Large Open-Plan Reception Room/Kitchen
- Part-Under Floor Heating
- En-Suite to Master Bedroom
- Direct Access to a Large Private Patio
- Central Location Close to Public Transport Links and Amenities
- Two Allocated Parking Spaces







**Davis House, Huguenot Drive, N13**  
**Approx. Gross Internal Floor Area 912 sq. ft / 84.70 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	
A (92-100)	
B (81-91)	84
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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