



**DEVONSHIRE ROAD, N13**  
**OFFERS OVER £450,000 SHARE OF FREEHOLD**

**A BEAUTIFULLY PRESENTED TWO-BEDROOM GROUND FLOOR FLAT IN THE HEART OF PALMERS GREEN. OFFERED WITH NO ONWARD CHAIN AND A SHARE OF FREEHOLD.**

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### DESCRIPTION:

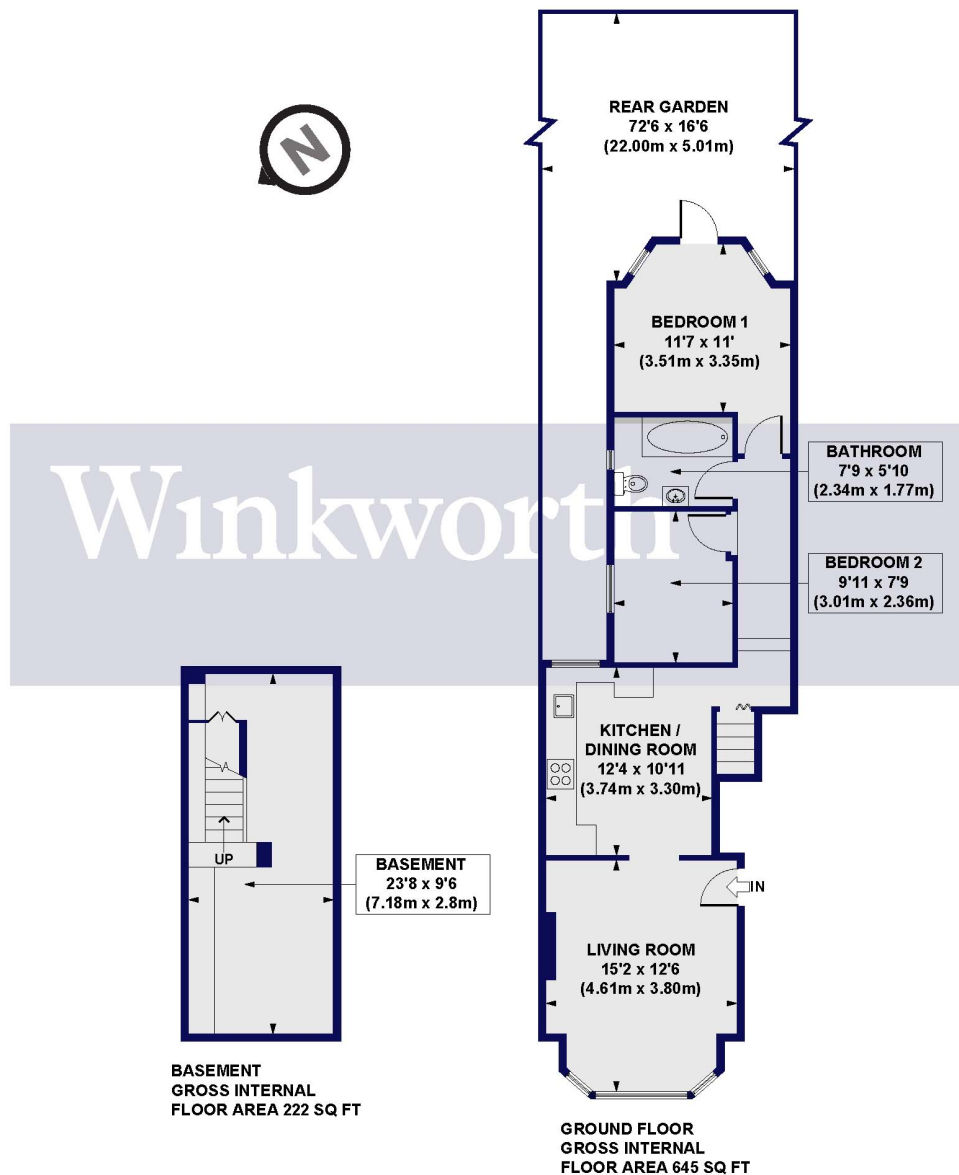
A superb garden flat arranged on the entire ground floor of a period conversion, situated on a popular no-through road in the heart of Palmers Green — moments from the overground station (with connections to Finsbury Park and Moorgate), Broomfield Park, and bus links to Wood Green and Enfield Town. Hazelwood Primary School is also within easy reach.

Offered for sale with no onward chain and a share of freehold, the flat provides over 867 sq ft of floor area. At the front of the property is a spacious living room featuring a bay with sash windows, fitted shutters, and wooden flooring that extends into the kitchen and inner hall. The kitchen, accessed via an opening in the living room, offers an extensive range of wall and base units and has space for a breakfast/dining table. An inner hall at the rear of the flat provides access to two well-proportioned bedrooms and a bathroom, with one of the bedrooms enjoying direct access onto a large deck. Just off the kitchen is a door leading to a cellar, which the vendor advises is tanked and benefits from two sump pumps, offering flexible additional space. The rear garden extends approximately 72'6" in length, benefitting from a large sun deck, lawn, plus an additional side return. We highly recommend a viewing to fully appreciate the space and this lovely flat has to offer.





**Devonshire Road, N13**  
**Approx. Gross Internal Floor Area 867 sq. ft / 80.58 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Remaining Underlying Lease Term:** Circa 998 years

**Service Charge:** £0

**Ground Rent:** £0

**Council Tax:** London Borough of Enfield – Band D

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

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