



DEVONSHIRE ROAD, N13
£600,000 SHARE OF FREEHOLD

A CHARMING THREE-BEDROOM SPLIT-LEVEL MAISONETTE WITH A LARGE REAR GARDEN, LOCATED IN THE HEART OF PALMERS GREEN.

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DESCRIPTION:

Rare to the market is this superb split-level ground-floor maisonette, forming part of a double-fronted period house on a popular no-through road in the heart of Palmers Green, moments from the overground station (to Moorgate), Broomfield Park, and an excellent selection of eateries along Aldermans Hill and Green Lanes.

Offered with a share of the freehold and no onward chain, this charming property boasts just over 1,900 sq. ft. of floor area. The ground floor features a welcoming entrance hall accessed via a private part-stained glass front door. You will find a well-proportioned reception room at the rear of the property, with double doors leading to a conservatory, providing the perfect place to enjoy views of the garden all year round. There are also find two bedrooms - one of which is currently used as a dining room, plus a modern kitchen and shower room. Stairs off the entrance hall lead up to the third bedroom which enjoys lovely garden views. Access to a generously sized basement is via a door off the hall, offering ample storage and the potential to convert (subject to planning consent).

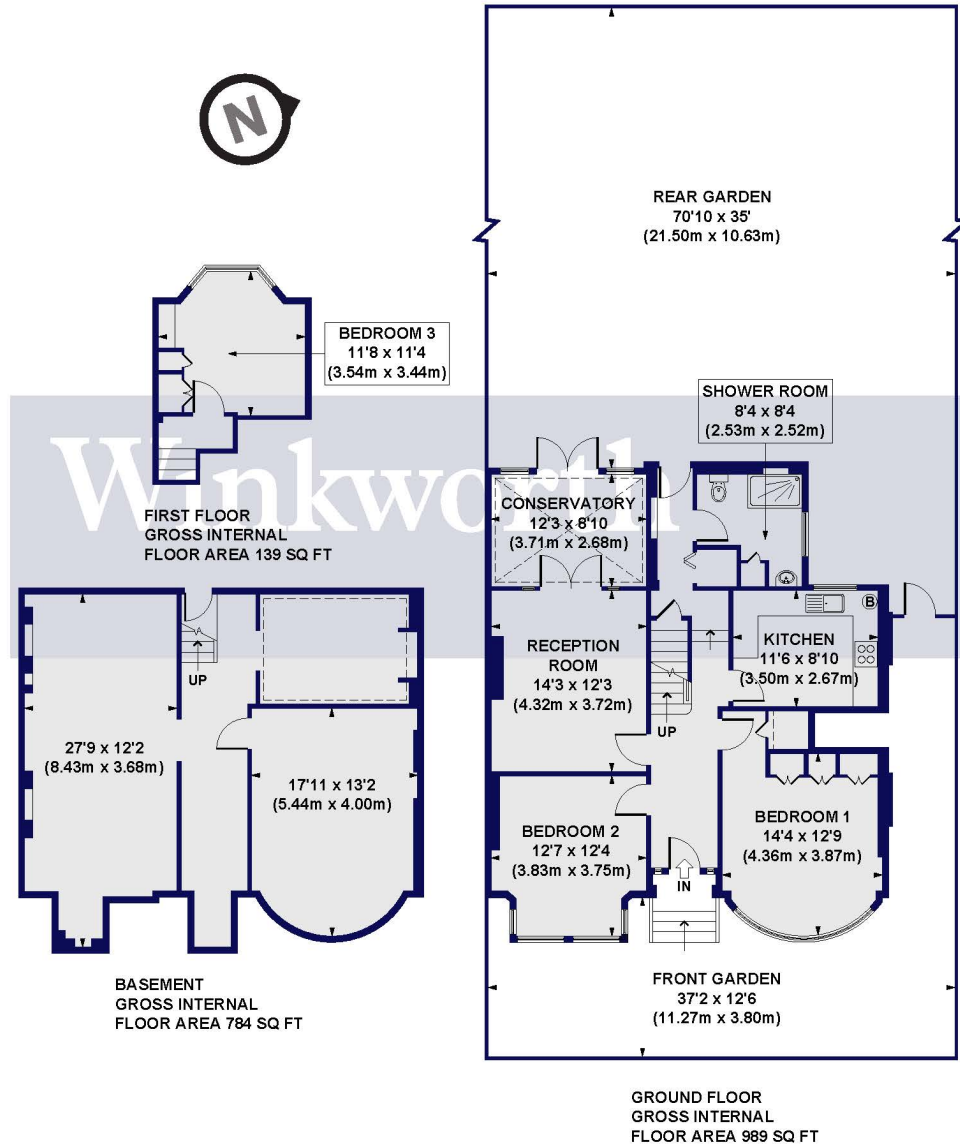
Outside, the property enjoys sole use of an impressive and beautifully maintained 70'10" x 35' rear garden with a mature shrub border, as well as a paved front garden.

Viewing is advised to fully appreciate the character and space offered by this lovely property.



Devonshire Road, N13

Approx. Gross Internal Floor Area 1912 sq. ft / 177.64 sq. m (Including Basement)



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

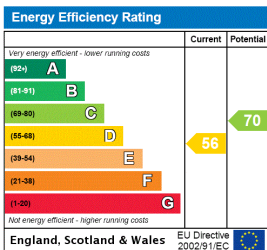
Term: 996 years appx.

Service Charge: £0

Ground Rent: £0

Council Tax Band: London Borough of Enfield – Band E

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



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