

DERWENT ROAD, N13  
£1,250,000 FREEHOLD

A BEAUTIFUL EDWARDIAN HOME BOASTING 2413 SQ.FT  
OF ACCOMMODATION ARRANGED OVER THREE FLOORS.

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## DESCRIPTION:

An outstanding five double bedroom, semi-detached Edwardian house situated within the desirable 'Lakes' conservation area, close to Palmers Green mainline BR station (to Moorgate), Broomfield Park, and an excellent selection of cafes and restaurants along nearby Aldermans Hill and Green Lanes. This impressive property boasts just over 2,400 sq.ft of well-appointed living accommodation arranged over three floors, successfully blending period features with modern finishing touches.

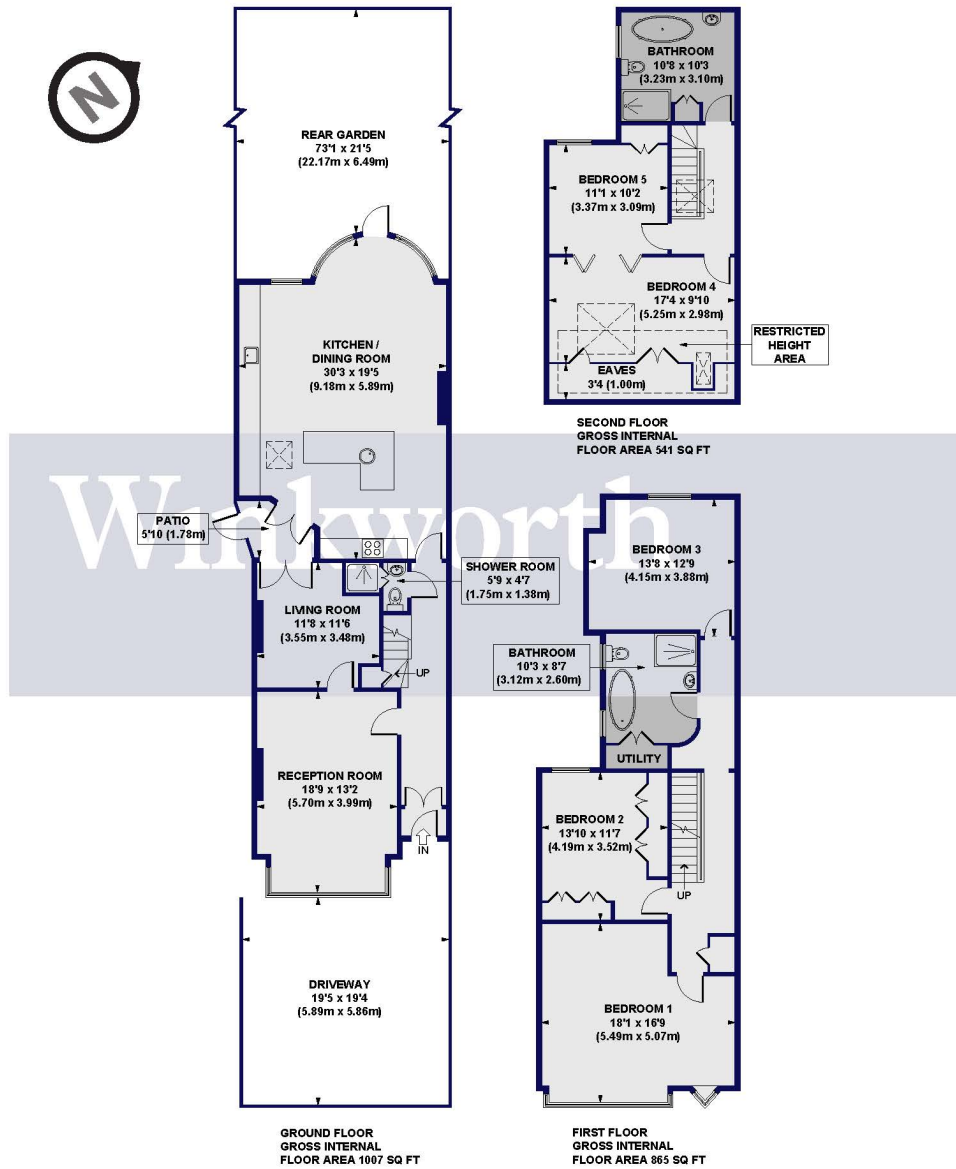
Entrance into the house is via a stained-glass front door which opens into a long entrance hall with terrazzo flooring. A door on the left guides into a stunning reception room with a striking panelled ceiling, a bay window, and a gas coal fireplace, whilst a door at one end leads into a charming living room with its own character fireplace. The rear of the house has been significantly re-modelled to create a spectacular 30'x19'5, open-plan kitchen/dining room. The kitchen is a chef's dream and features an extensive range of beautifully crafted 'Charles York' units with a creative storage system, granite worktop, and high-end integrated appliances. A semi-round bay at the rear of the dining area benefits from tall windows and a door leading to the rear garden - bringing the outside in. There is also tiled underfloor heating throughout kitchen/dining room. A guest WC/shower room at the end of the entrance hall completes the amenities on the ground floor. On the first floor are three double bedrooms, including a generous 18'1 wide principal bedroom, and a modern luxury bathroom with high-end fittings and a utility cupboard. The loft has been converted to provide a flexible space with two further double bedrooms separated by bi-folding doors. You will also find an elegant bathroom with a range of traditional fittings including a roll-top bath and a high-cistern WC. Externally the property enjoys a delightful and mature rear garden designed with entertaining in mind. Extending just over 73' in length, the garden features a large patio with a pergola just off the dining room, whilst at the end of the garden is a souk-style pergola - ideal for kicking back over a cool drink throughout the summer months. The front of the property benefits from a driveway suitable for one vehicle.





# Derwent Road, N13

Approx. Gross Internal Floor Area 2413 sq. ft / 224.17 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 2302 sq. ft / 213.86 sq. m (Excluding Restricted Height Area & Eaves)



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:** Freehold

**Council Tax:** London Borough of Enfield - Band F

All information that is shown was correct at the time of printing.

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 (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
58	78
England, Scotland & Wales	
EU Directive 2002/91/EC	

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