



**For Sale
Freehold**

**Derwent Road, N13
Asking price £1,075,000**

Nicholas James is incredibly proud to present a wonderful four bedroom Edwardian house within the "Lakes Estate" conservation area. This property that is over 1700 sq feet has an wealth of original features including cornicing, dado rails, original flooring in the hall way, stained glass front door, working fireplaces and naturally high ceilings to name a few.

The property benefits of a drive way appropriate for two cars, two reception rooms at either end of the ground floor, a kitchen with adjoining morning room, access to the garden is via the kitchen and the bay doors at the rear reception. The property also has a separate WC in the garden area. The upper level comprises of three double bedrooms a good sized single bedroom, bathroom consisting of a bath & shower with separate WC. There is further scope to extend at the rear & add a loft conversion STPP.

The property is walking distance to Broomfield Park & Palmers Green mainline station and the wonderful cafes & restaurants on Aldermans Hill. Viewings are highly

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE *Residential Sales – Lettings & Management Agents*
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



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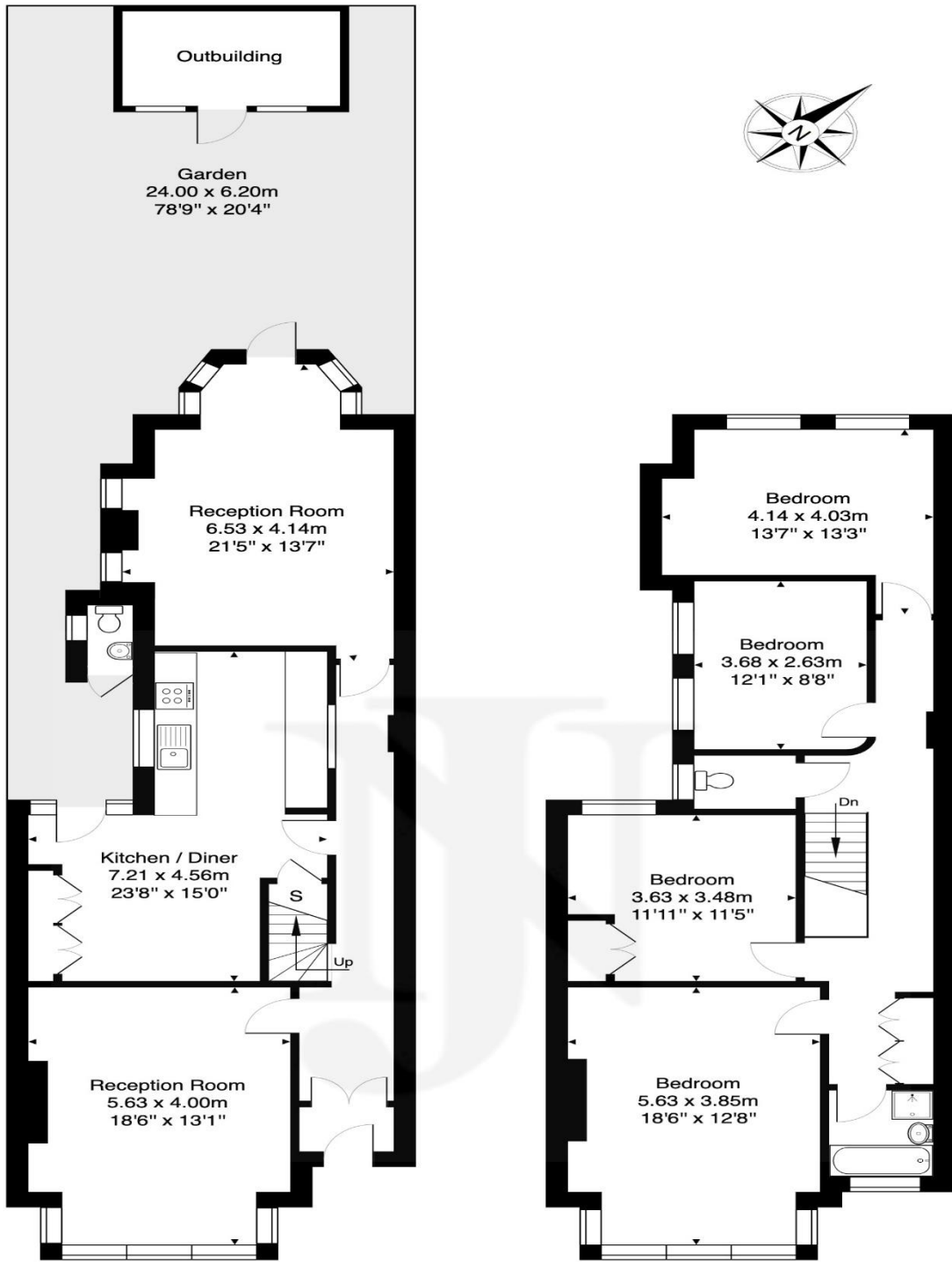
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Approximate Gross Internal Area 164.0 m² ... 1765 ft² (excluding garden, outbuilding)



GROUND FLOOR

FIRST FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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