



Devonshire Road, London

Let (Marketing)

£2,200 Per month (Available from 19th September 2026, Unfurnished)





Baker and Chase are delighted to present this large 1103 sq ft. split level newly painted 4 bedroom, 1 reception, converted flat located in the heart of Palmers Green, with the added benefit of having 4 bathrooms and your own south facing roof terrace, plus newly fitted carpets throughout. Available now!

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £66,000pa +

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Situated on the first and second floors, this property offers 4 good size bedrooms (2 have restricted access from the eaves) , a open plan lounge/fitted kitchen which includes a washing machine, Smeg dishwasher and oven and hob. Two modern family bathrooms both with a bath plus a shower attachment. Plus two en suite shower rooms.

Devonshire Road is a quiet residential turning set in a prime Palmers Green location. Palmers Green overground Train station is on your doorstep, only 0.1 miles away, and there are many bus routes available on Alderman's Hill; allowing easy access into Central London and Hertfordshire. Broomfield Park & Arnos Park provide easy access to some of the areas best open Green spaces. There are several key shopping areas close by, including Palmers Green triangle, Green Lanes and Southgate Circus. Morrison Supermarket is also on your doorstep.

Please note this property is NOT suitable as a HMO (House in multiple occupation)

Offered unfurnished and is available now.

For more information, or to arrange your viewing, please call our office.

Exterior

Part glazed wooden front door leading to communal hallway with entryphone system, stairs leading to first floor landing.

Entrance hallway

Wooden front door leading to hallway with fitted carpet, ceiling spotlights, ceiling coving, entryphone handset, door to airing cupboard housing wall mounted Heat line boiler, doors leading to further rooms. Stairs leading to second floor.

Bedroom 1

Fitted carpet, ceiling coving, ceiling spotlights, radiator, 2 x double glazed sash windows to front, door to built in wardrobe with drawer below. Bi fold doors leading to

En suite shower/wc

Ceramic tiled flooring, ceiling spotlights, extractor fan, low flush wc, wall mounted corner sink unit, tiled splashbacks, shower cubicle with glass door, door to built in storage cupboard.

Family bathroom

Ceramic tiled flooring, ceiling spotlights, ceiling coving, extractor fan, frosted double glazed window to rear, wall mounted chrome heated towel rail, low flush wc, pedestal wash hand basin, mirror above, wood panel enclosed bath with mixer tap and shower attachment, shower curtain rail, partly tiled walls.

Bedroom 2

Fitted carpet, ceiling spotlights, ceiling coving, radiator, double glazed window to rear.

Second floor open plan lounge/kitchen

Lounge

Wood flooring, ceiling spotlights, ceiling coving, 2 x radiators, 2 x double glazed windows to rear, double glazed french doors leading to own roof terrace, wall mounted consumer unit, door to cupboard housing wall mounted Main boiler, doors leading to further rooms.

Kitchen

Laminate flooring, ceiling spotlights, Velux window, wooden base units, wooden work tops, single drainer stainless steel sink unit with mixer tap, built in electric 4 ring hob, stainless steel extractor hood over, built in Indesit electric oven, integrated Smeg dishwasher, integrated Montpellier washing machine.

Family bathroom

Ceramic tiled flooring, ceiling spotlights, ceiling coving, extractor fan, wall mounted chrome heated towel rail, frosted double glazed window to rear, low flush wc, pedestal wash hand basin, tiled splashbacks, mirror above, wood panel enclosed bath with shower, riser rail, curtain rail.

Bedroom 3 (Restricted access from eaves)

Fitted carpet, ceiling spotlights, radiator, 2 x Velux windows, 2 built in store cupboards.

Bedroom 4 (Restricted access from eaves)

Fitted carpet, ceiling spotlights, radiator, 2 x Velux windows, 3 built in store cupboards, door to

En suite shower room

Ceramic tiled flooring, ceiling spotlights, ceiling coving, extractor fan, wall mounted chrome heated towel rail, low flush wc, pedestal wash hand basin, tiled splashbacks, mirror above, corner shower cubicle with folding doors.







South facing roof terrace

Patio, railings.

Disclaimer

Lettings Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.



Approximate Gross Internal Area 1103 sq ft - 103 sq m

First Floor Area 395 sq ft – 37 sq m

Second Floor Area 708 sq ft – 66 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: D / Deposit

