



## Fox Lane, N13

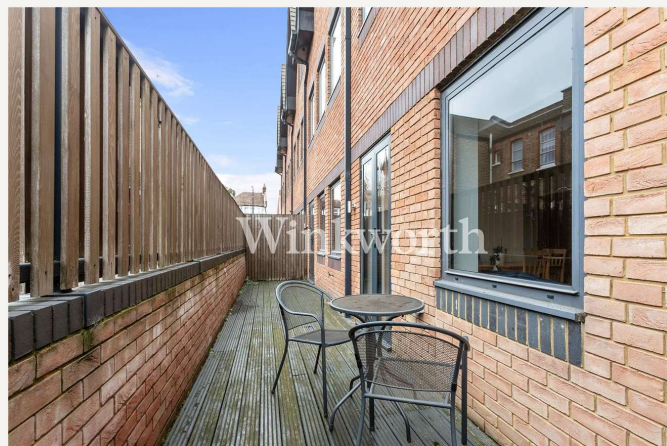
£450,000 *Leasehold*

An impeccably presented apartment with a private terrace, situated on the ground floor of a modern, converted office building in a desirable location in the heart of Palmers Green. The property is conveniently located for the rail station to Moorgate (via Finsbury Park) and is a short stroll from an excellent selection of shops and restaurants on the vibrant Green Lanes. The expanses of Broomfield and Grovelands Parks are also within easy reach.

### KEY FEATURES



- Spacious Ground Floor Apartment
- Conveniently Located Close to Transport Links, shops and Parks
- Impressive Reception Room with Dual Aspect Windows
- Private Terrace and an Allocated Parking Space
- Modern Fitted Kitchen
- Two Double Bedrooms
- Contemporary Style En-Suite and Bathroom
- Wooden Flooring in Kitchen/Reception Room and Entrance Hall
- Cycle Storage Facility
- Long Lease



### Palmers Green

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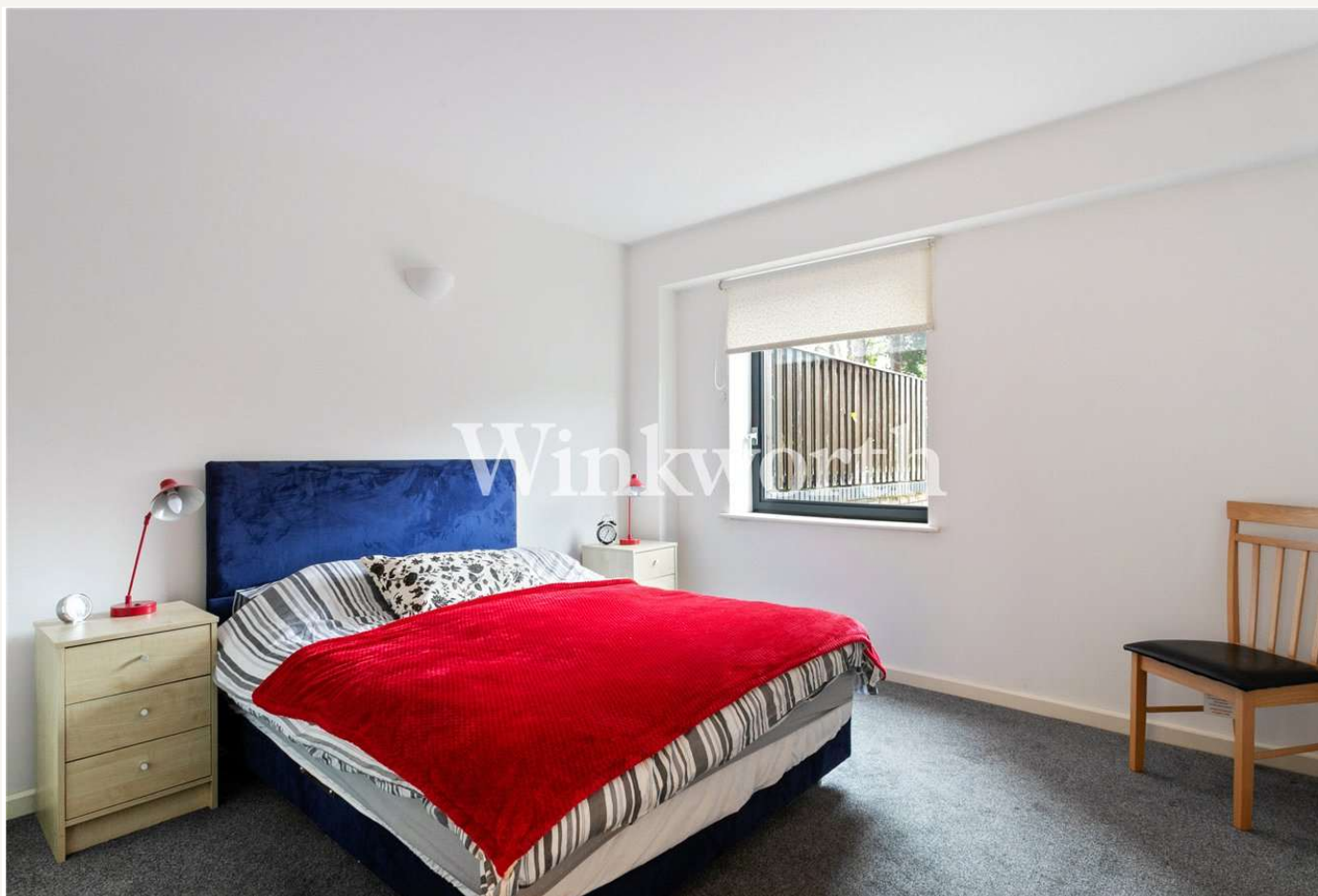
for every step...



Offered for sale chain-free, this stunning property boasts 900 sq ft of light and airy living accommodation. The impressive reception room features south- and east-facing dual-aspect windows that flood the space with natural light. An opening at one end leads into a kitchen featuring a range of sleek, handleless wall and base units, complemented by a composite worktop and matching splashback, along with a selection of integrated appliances. You will also find two double bedrooms - both with fitted wardrobes. One of the bedrooms further benefits from an en-suite bathroom. A contemporary family bathroom and a spacious L-shaped entrance hall with built-in storage complete the accommodation. Outside, there is a private decked terrace, accessed via the reception room and one of the bedrooms, as well as a private parking space accessed via electric gates. Additional features include ample built-in storage, a video entry phone system, secure communal entrance, cycle storage facility, and a long remaining lease term of circa 329 years and peppercorn ground rent. Viewing is highly recommended to fully appreciate the accommodation offered by this lovely property.



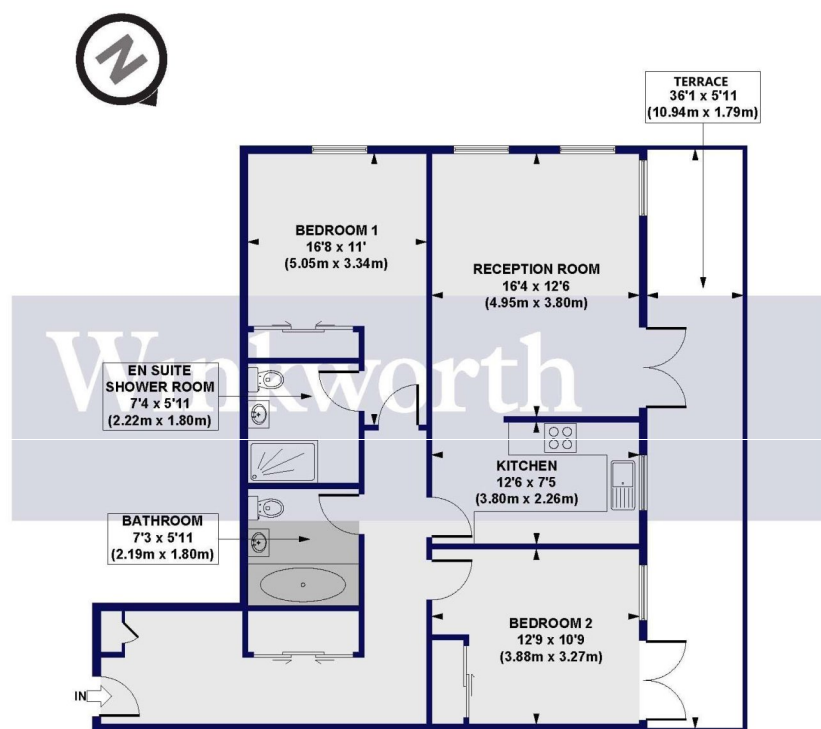




## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** Circa 329 years remaining  
**Annual Service Charge 2025/26:** £2,467.09  
**Ground Rent:** Peppercorn  
**Council Tax:** London Borough of Enfield - Band D  
**EPC Rating:** D

**Dumayne House, Fox Lane, N13**  
 Approx. Gross Internal Floor Area 900 sq. ft / 83.62 sq. m



GROUND FLOOR

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN250239>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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