



FOX LANE, N13
£525,000 SHARE OF FREEHOLD

**A PERFECTLY FORMED EDWARDIAN FLAT IN A
DESIRABLE LOCATION, CLOSE TO PARKS AND PUBLIC
TRANSPORT LINKS.**

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DESCRIPTION:

A stunning two bedroom flat arranged over the entire first floor of an imposing semi-detached Edwardian house, situated within the desirable 'Lakes' conservation area, close to Palmers Green mainline BR station to Moorgate, and equidistant to the popular Broomfield Park and Grovelands Park. Boasting just over 850 Sq.ft of light and spacious living accommodation, the property benefits from a share of the freehold and potential to extend into the loft (subject to planning consent). You will find a spacious landing leading to all rooms, with a beautiful stained-glass window to one side. An impressive reception room features a large bay with sash windows, a focal point fireplace, and stripped wood flooring. The bedrooms are both well-proportioned, with one enjoying a fitted floor-to-ceiling wardrobe. Set at the rear of the flat is a contemporary kitchen with space for a breakfast table and a window providing garden views. The bathroom has been skilfully updated with modern fittings and is predominantly tiled. Moving outside, you will find a private section of garden at the rear and a front garden. Offered for sale with no onward chain.

Council Tax: London Borough of Enfield - Band D, Service Charge: N/A

Ground Rent: N/A

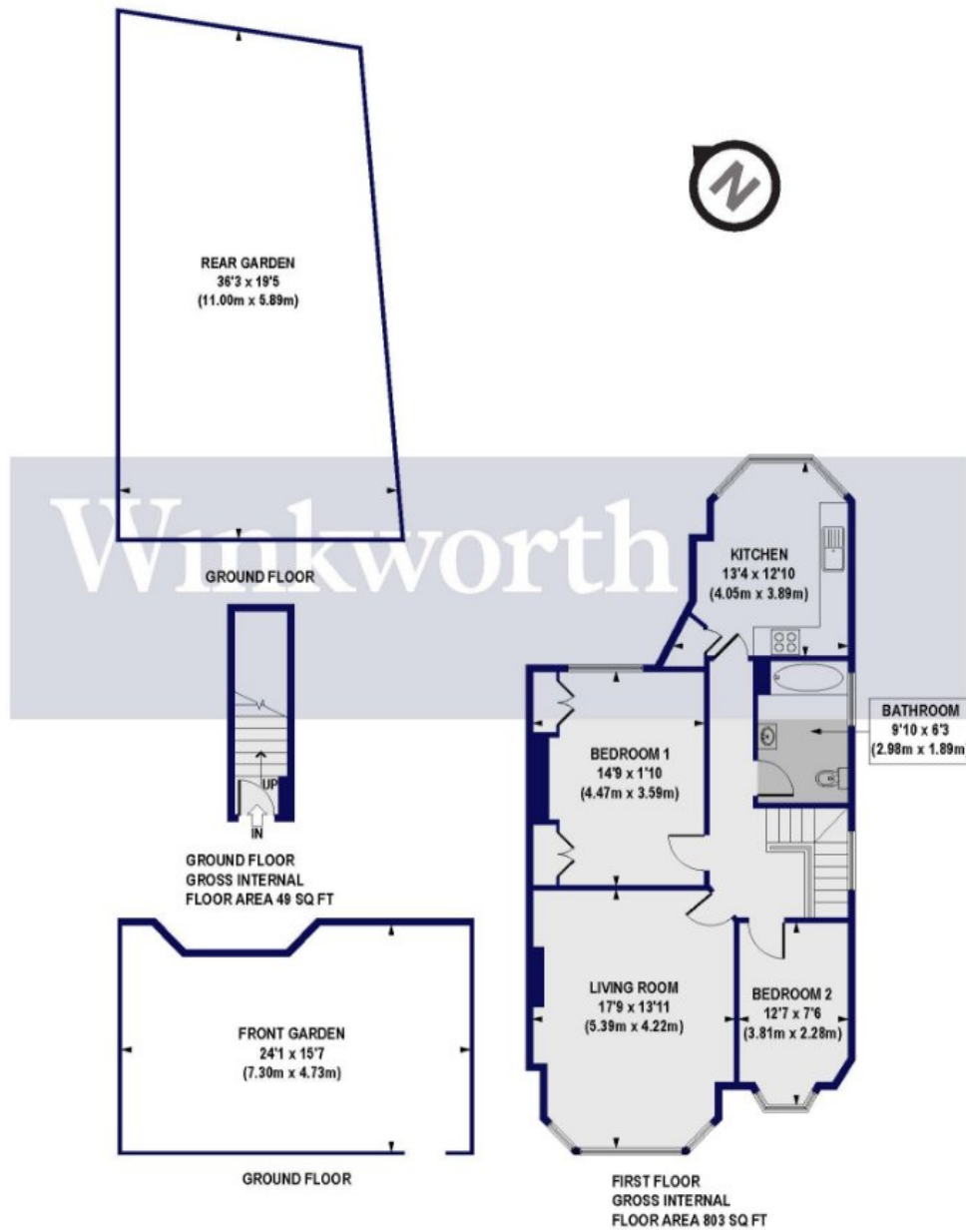
AT A GLANCE:

- First Floor Period Conversion
- 852 Sq.ft of Accommodation with High Ceilings
- Share of Freehold
- Chain-Free
- Potential to Convert the Loft (subject to planning consent)
- Desirable Location
- Large Reception Room
- Two Bedrooms
- Modern Kitchen and Bathroom
- Private Rear Garden and Front Garden





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 Approx. Gross Internal Floor Area 852 sq. ft / 79.15 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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