

FOX LANE, N13
OFFERS IN EXCESS OF £475,000 LEASEHOLD

**A GENEROUSLY SIZED TWO BEDROOM FIRST-FLOOR
 CONVERSION WITH PRIVATE ACCESS, LOCATED IN THE HEART OF
 PALMERS GREEN.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

An extremely spacious first-floor period conversion with its own entrance, situated within the desirable 'Lakes' conservation area, close to Palmers Green overground station (to Moorgate), the popular Broomfield Park, and an excellent selection of cafés and restaurants on nearby Green Lanes and Aldermans Hill.

Offering just over 900 sq. ft. of light and airy accommodation with high ceilings, the property is accessed via a private external staircase. Inside, a generously sized L-shaped entrance hall provides access to all rooms. At the front of the flat is an impressive 19'10"-wide reception room, offering plenty of space to relax, dine, and entertain. There is also a fitted kitchen, two well-proportioned bedrooms, a bathroom, and a separate WC.

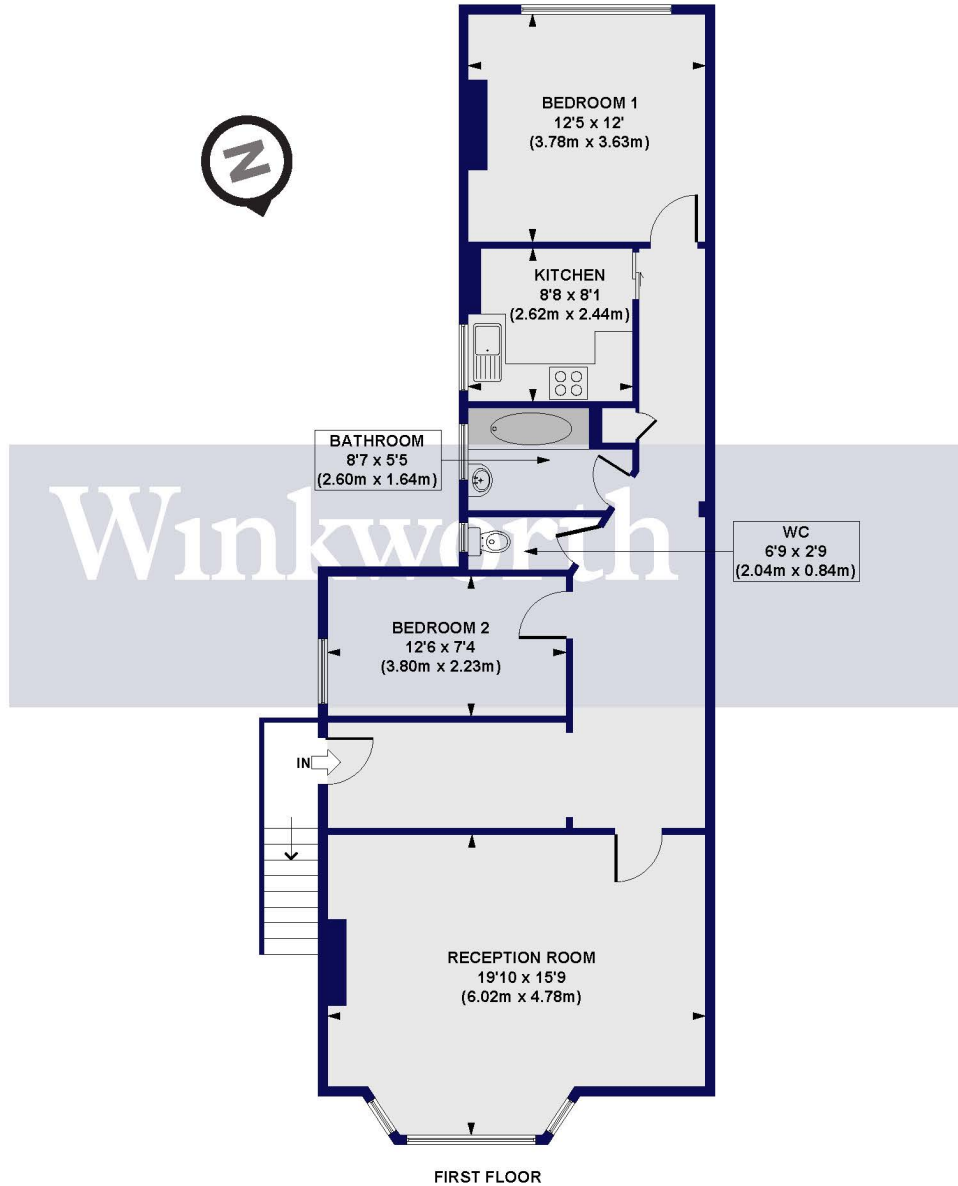
We highly recommend an internal viewing to fully appreciate the light and space this lovely property has to offer.

Fox Lane is a tree-lined residential road which forms part of the Quieter Neighbourhood scheme, aimed at improving pedestrian and cyclist safety. The area is well-served by green spaces, with Broomfield Park nearby offering recreational facilities. Local amenities include a variety of independent shops, cafés, and restaurants along Green Lanes, contributing to the community's vibrant atmosphere.



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Approx. Gross Internal Floor Area 914 sq. ft / 84.92 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.

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

Tenure: Leasehold

Term: Approximately 102 years and 10 months remaining (125 years from 10th June 2003)

Ground Rent: £100 Per Annum

Council Tax: London Borough of Enfield – Band D

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