



FOX LANE, N13
£350,000 LEASEHOLD

A STYLISH AND BEAUTIFULLY PRESENTED ONE-BEDROOM FLAT IN A DESIRABLE LOCATION IN THE HEART OF PALMERS GREEN.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk 393
Green Lanes, Palmers Green, N13 4JG

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SUMMARY:

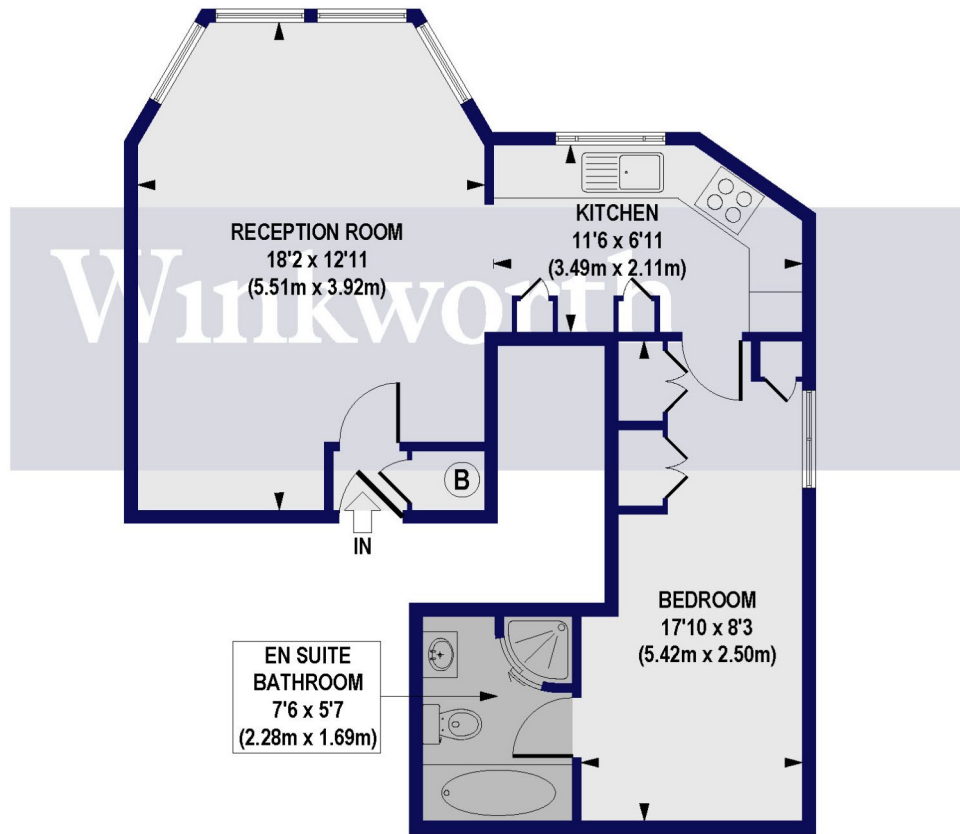
A beautifully presented one-bedroom flat situated on the first floor of a converted Edwardian house located within the desirable 'Lakes' conservation area, close to Palmers Green mainline BR station, Broomfield Park, and excellent shopping amenities along nearby Green Lanes.

The property benefits from an inviting 18'2 x 12'11 reception room featuring a wide, south-facing bay window and ample space for a dining table. An adjoining kitchen boasts sleek handleless wall and base units with a granite worktop and integrated appliances. You will also find a generously sized 17'10 long double bedroom with a floor-to-ceiling fitted wardrobe and an attractive bathroom with a modern four-piece suite. All windows in the flat enjoy fitted shutters, complementing the contemporary interior.

- Council Tax: London Borough of Enfield – Band C
- Tenure: Leasehold
- Lease Term: 125 Years from 29th June 2021 (approximately 122 years 6 months remaining)
- Ground Rent: £250 per annum for the first 25 years, rising to £500 per annum for the next 25 years, then £750 per annum thereafter for the next 25 years
- Service Charge: £500 per annum



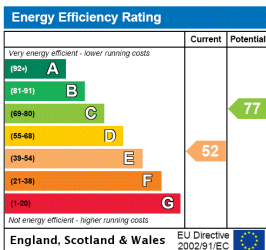
Gorse House, Fox Lane, N13
 Approx. Gross Internal Floor Area 478 sq. ft / 44.41 sq. m



FIRST 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.

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.



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