



## **Fox Lane, Palmers Green, London, N13**

Available

£349,995 (Leasehold)





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**First floor, purpose built apartment with two spacious double bedrooms, ideal for professionals, couples, or small families looking for an inviting home in an active community.**

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Located in the area of Fox Lane, Palmers Green, this purpose-built flat offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for professionals, couples, or small families seeking a welcoming home in a vibrant community.

The flat features a well-appointed reception room that provides a lovely space for relaxation and entertaining. The modern bathroom is designed for practicality, ensuring that daily routines are both comfortable and efficient. The property has been thoughtfully updated, including a recently modernised consumer unit, which adds to its appeal.

One of the standout features of this flat is the allocated, gated parking for two vehicles, ensuring that you have secure and convenient parking right at your doorstep. Additionally, the flat is located within a short walk from Palmers Green station as well as Southgate station, making commuting to central London simpler, and they're only a few minutes away by bus.

The surrounding area boasts an excellent selection of shops, gyms and restaurants, including the popular Olive Cafe and Bakery. Grovelands Park is also just a five-minute walk away, providing a lovely green space for leisure activities.

Offered chain-free, this flat presents a fantastic opportunity for those looking to move in without delay.

Tenure: Leasehold

Lease Term: Started in 2002 with a lease of 125 years.

Term Remaining: 101 years remaining

Service Charge: £2,250 a year

Ground Rent: £250 a year

Local Authority: London Borough of Enfield

Council Tax Band: D

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## Communal Entrance

### Hallway

Hardwood door to front aspect, electric radiator, fuse box, coving to ceiling, airing cupboard, doors to:

### Lounge

x2 Double glazed windows to rear aspect, electric radiator, coving to ceiling, video entry system, access to:

### Kitchen

Double glazed window to rear aspect, matching range of wall and base units with roll top work surfaces over, space for fridge freezer, electric oven and job with extractor hood over, plumbed spaces for washing machine and dishwasher, 1 1/2 stainless steel sink and drainer with mixer tap, tiled splash backs, Dow lights, spotlights

### Bedroom One

Double glazed window to front aspect, wall mounted electric heater, built in wardrobes, coving to ceiling.

### Bedroom Two

Double glazed window to front aspect, wall mounted electric heater, coving to ceiling

### Bathroom

Double glazed opaque window to side aspect, low flush w/c, hand basin with mixer tap, panel p-shape bath with mixer tap, shower screen and shower over, extractor fan, wall mounted heater, part tiled.

### x2 Allocation Parking Spaces

x2 numbered parking space, access via gated entry. Parking space in photo is illustrative.

### Communal Garden

Small, communal grass area, bin storage

### 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





BAKER  
AND  
CHASE



internally and externally is not permitted.

c. Loft access is not generally permitted unless express permission is requested.

**Anti-Money Laundering Regulations:** Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

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

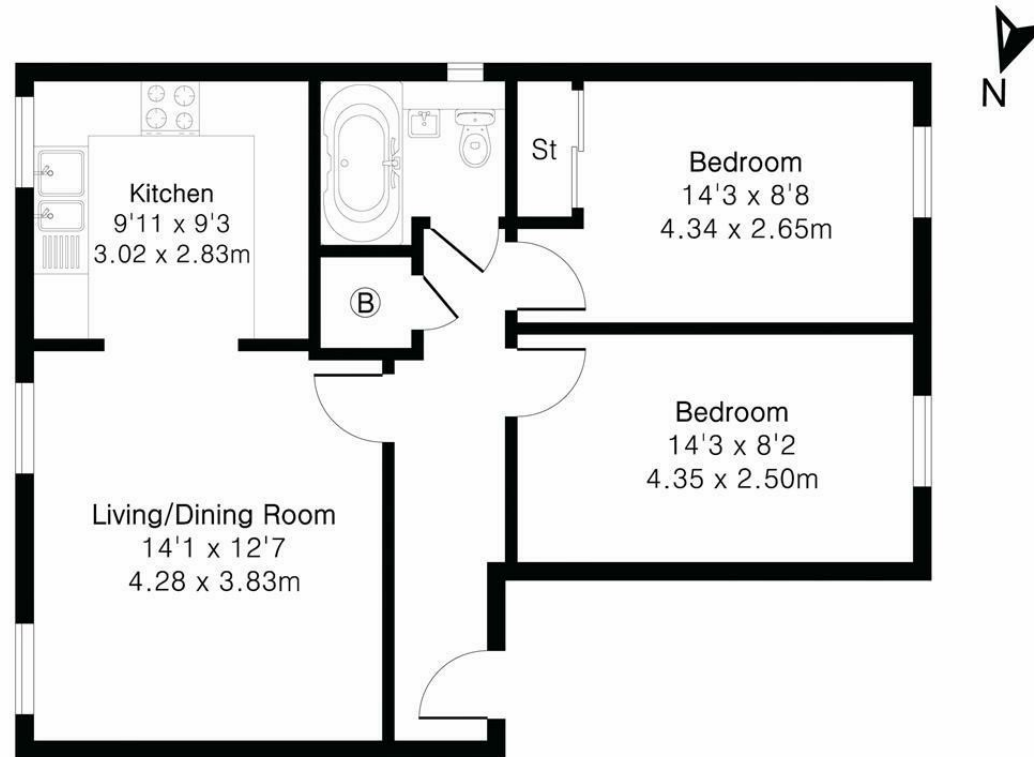
**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



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Approximate Gross Internal Area 654 sq ft - 61 sq m



First Floor



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

