



**Fox Lane, Palmers Green, London, N13**  
**Offers In Excess Of £550,000 Leasehold - Share of Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Fox Lane, Palmers Green, London, N13

Stunning two double bedroom converted flat occupying the entire ground floor of this Edwardian property offering in excess of 800sq ft of bright and well appointed living space with private rear garden and office/summer house.

Fox Lane is a popular residential turning forming part of the Lakes Estate conservation area and is conveniently located for Palmers Greens shops, restaurants, bus routes and mainline station thirty minutes into Moorgate. Southgate underground and bus station is a short ride away via the W9 bus route and both Broomfield and Groveland parks are also within easy walking distance.

118 year lease remaining • No ground rent or service charges • Secure communal entrance • Hallway with original tessellated tiled floor and door to cellar • Spacious open plan living/kitchen space with skylights and bi-folding doors to garden • Modern fitted kitchen units with solid work surface • Front bedroom/reception with large bay window, wood floor, ceiling features and feature fireplace • Rear bedroom with fitted wardrobes and doors to garden • Modern shower room • Double glazing • Gas central heating • Rear garden measuring 59ft x 22ft with tiled patio area, lawn area and mature shrub borders • Timber office/summer house with decked veranda measuring 17ft x 13ft with power and light.

- Two double bedrooms
- Ground floor garden flat
- Spacious living/kitchen space
- Modern shower room
- Double glazing/gas central heating
- Period features
- Timber office/summer house in garden
- Private rear garden



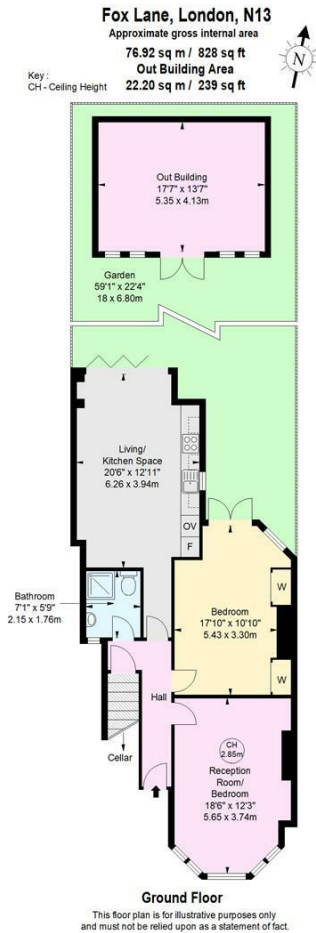


# Fox Lane Palmers Green London N13 4AH

Tenure: Leasehold - Share of Freehold  
Gross Internal Area: 828.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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