



Fox Lane, Palmers Green, London, N13
£1,000,000 Freehold

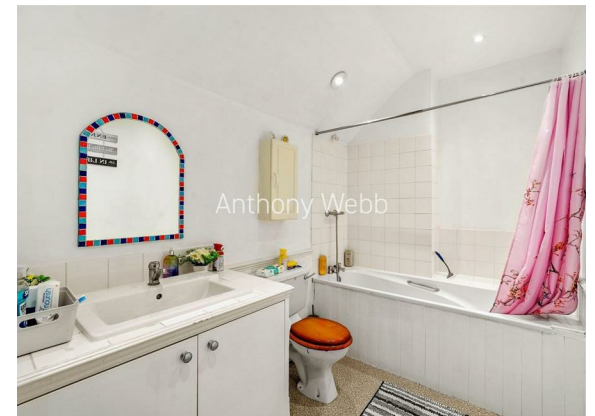
Anthony Webb
ESTATE AGENTS

Fox Lane, Palmers Green, London, N13

A well presented five double bedroom Edwardian period house offering in excess of 2300sq ft over three original floors. The property consists of a spacious tiled hallway, two spacious receptions, a dining room, kitchen, cellar, two bathrooms, roof terrace and a well maintained 100ft rear garden.

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 30 mins into Moorgate. Southgate underground and bus station is a short ride away via the W9 bus route. Both Broomfield and Groveland parks are also within easy walking distance.

- Five double bedrooms
- Two spacious receptions
- Dining room + kitchen
- Cellar
- Two bathrooms
- Period features
- Roof terrace
- 100ft south facing garden





Fox Lane
Palmers Green
London
N13 4AB

Tenure: Freehold
Gross Internal Area: 2352.00 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-38) D		
(1-14) E		
(1-14) F		
(1-14) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Fox Lane N13 4AB

Approx Gross Internal Area = 218.6 sq m / 2352 sq ft
Eaves = 10.3 sq m / 110 sq ft
Total = 228.9 sq m / 2462 sq ft



Ref

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PLAN

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