



Fox Lane, Palmers Green, London, N13  
Chain Free £415,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Fox Lane, Palmers Green, London, N13

Well presented one double bedroom garden flat occupying the entire ground floor of this Edwardian converted building. This period property offers an impressive 710 sq ft of bright and airy living space and has a parking space to front.

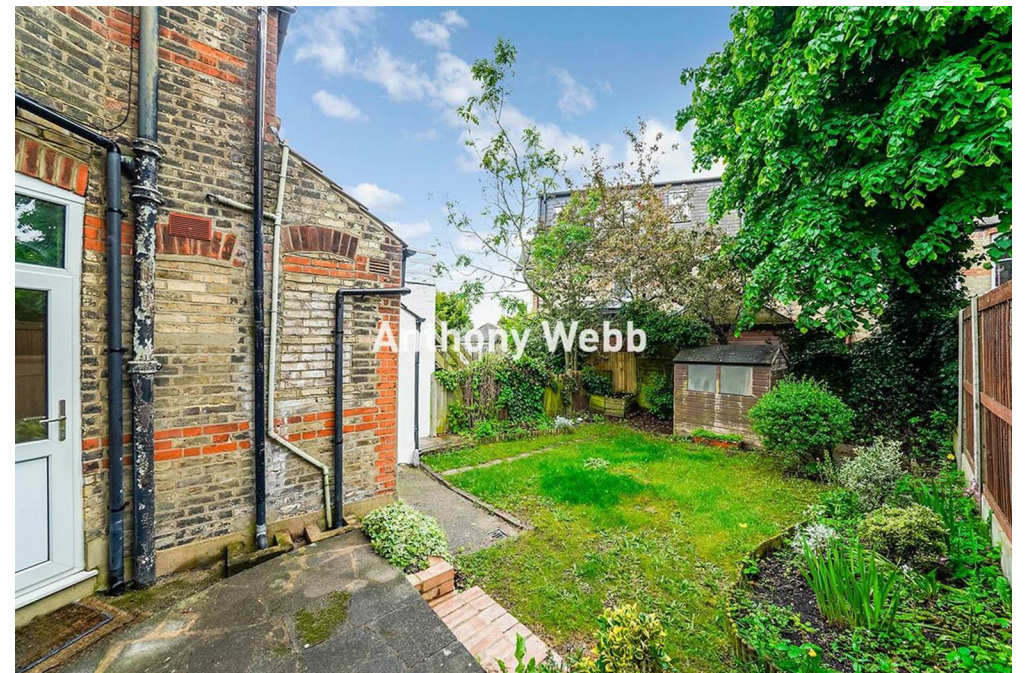
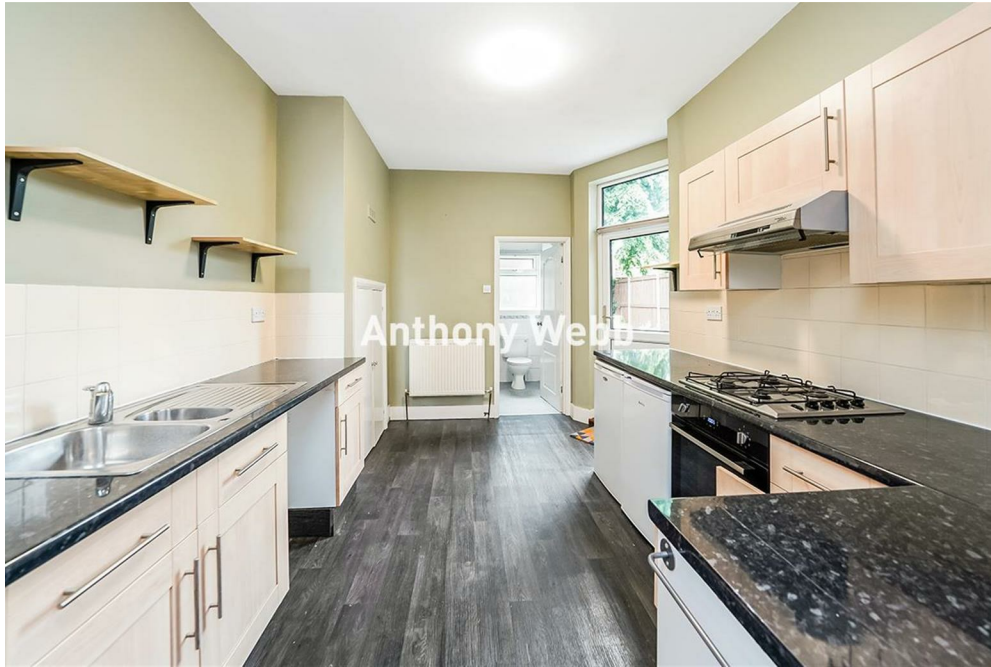
Fox Lane is a popular residential turning forming part of the Lakes Estate conservation area and is conveniently located for Palmers Greens shops, restaurants, bus routes and mainline station 30 minutes into Moorgate. Southgate underground and bus station is a short ride away via the W9 bus route. Both Broomfield and Groveland parks are also within easy walking distance.

Secure communal entrance • Hallway with wood floor and large storage cupboard • Impressive living room with large bay window, original ceiling features and feature fireplace • Generous double bedroom with fitted wardrobes and door to garden • Fitted kitchen with door to garden • Bathroom • Gas central heating • Double glazing • Off street parking space • Sole use of rear garden.

Enfield Council Tax Band D  
Remaining lease 137 years  
Ground rent N/a  
Service Charges N/a

- One double bedroom
- Ground floor flat
- Edwardian conversion
- Spacious living room
- Kitchen/diner
- Bathroom
- Off street parking space
- Sole use of rear garden





**Fox Lane  
Palmers Green  
London  
N13 4AP**

Tenure: Leasehold  
Gross Internal Area: 710.00 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   |  | 62                      | 74        |
| (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 |  |                         |           |
| (81-91) A   |  |                         |           |
| (61-80) B   |  |                         |           |
| (51-60) C   |  |                         |           |
| (39-50) D   |  |                         |           |
| (21-38) E   |  |                         |           |
| (11-20) F   |  |                         |           |
| (1-10) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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