



Dumayne House, Fox Lane, Palmers Green, London, N13
Chain Free £375,000 Leasehold

Anthony Webb
ESTATE AGENTS

Dumayne House, Fox Lane, Palmers Green, London, N13

CHAIN FREE spacious two double bedroom, two bath/shower room apartment located on the second floor of this modern block which was built in 2014. The flat is currently rented at £1550pcm.

The property is located on Fox Lane and is ideally located for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate high road and underground station is also a ride way via the W6 bus route.

Secure communal entrance • Spacious hallway with wood floor, fitted wardrobes and utility cupboard with space for a washing machine • 31ft living/kitchen space with wood floor and integrated appliances • Two good size bedrooms both with fitted wardrobes • Modern bathroom and en-suite shower room to main bedroom • Double glazing • Electric heating • Secure parking space.

Remaining lease of 240 years.
Service charge £2000 p.a
Ground rent-£300 p.a
Council Tax band E

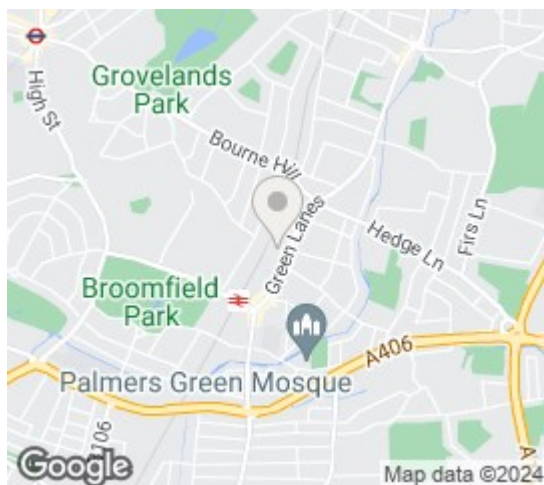
- Two double bedrooms
- Second floor modern apartment
- Open Plan living/kitchen space
- Two modern bath/shower rooms
- Secure entry phone system
- Double glazing/electric heating
- Close to shops/station
- Secure parking space





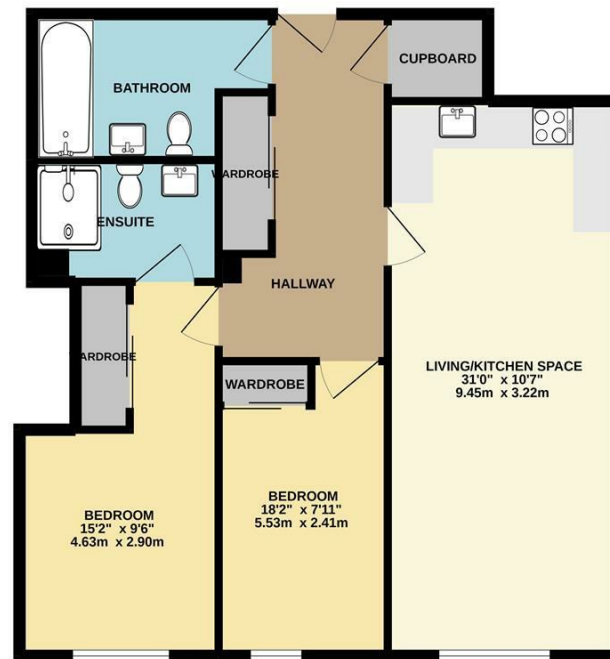
Dumayne House, Fox Lane Palmers Green London N13 4AB

Tenure: Leasehold
Gross Internal Area: 850.00 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	62
(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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

SECOND FLOOR



TOTAL FLOOR AREA: 850sq ft (79.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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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