TO LET



Fox Lane, Southgate, N13
£2,200 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Fox Lane, Southgate, N13

Nestled in the charming Lakes Estate conservation area, this delightful and furnished two bedroom Edwardian converted flat offers a perfect blend of comfort and convenience. Spanning an impressive 818 square feet over the entire first floor, the property boasts a well-designed layout that maximises space and light.

Fox Lane is situated in a vibrant neighbourhood, known for its friendly community and excellent local amenities. Residents can enjoy easy access to a variety of shops, cafes, parks, bus routes and mainline station into Moorgate making it an ideal location for both families and professionals alike.

Original tiled path to secure communal period front door and hallway • Flat front door and stairs to first floor • Landing with beautiful original stain glass window and storage cupboards • Larger than average reception with large bay window and fireplace • Kitchen/diner with appliances • Stylish modern bathroom • Second guest w.c • Generous size main bedroom with fitted wardrobes • Good size second bedroom • Mostly double glazed windows • Gas central heating system with modern boiler and nest heating controls.

Enfield Council Tax Band D
5 weeks deposit £2538
Minimum annual household income to meet referencing criteria £66,000

- Two bedrooms
- First floor Edwardian converted flat
- Spacious reception
- Kitchen/diner with appliances
- Stylish modern bathroom and separate w.c
- Double glazing/gas central heating
- Secure communal entrance
- Close to shops, bus routes and mainline station













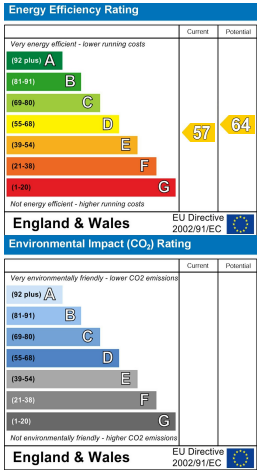




Fox Lane
Southgate
N13 4AR

Tenure:
Gross Internal Area: 818.06 sq ft







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