



Fox Lane, Palmers Green, London, N13
£1,200,000 Freehold

Anthony Webb
ESTATE AGENTS

Fox Lane, Palmers Green, London, N13

A stunning five bedroom Edwardian family home boasting over 2,000sq ft of well appointed living space with permission in place to extend further into the loft space. The property has been fully refurbished by the current vendors to a high standard and perfectly blends a wealth of period features with modern living.

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.

Entrance hallway with original front door, glazed inner doors and tessellated tiled floor • Cellar • 22ft front reception with large bay window, bespoke shutters and a feature fireplace • Fantastic open plan kitchen/living space with bespoke units, marble work surfaces, integrated appliances and large floor to ceiling window and door to garden • Utility room with guest cloak room • First floor landing with built in storage cupboard and access to loft • Three double bedrooms and two single bedrooms • Beautiful Family bathroom with separate shower cubicle • Landscaped south/west facing rear garden measuring 82ft x 20ft.

- Five bedrooms
- Edwardian period house
- Original Features
- Spacious reception
- Stunning open plan kitchen/living space
- Utility room/w.c
- Modern bath/shower room
- Landscaped rear garden





Fox Lane Palmers Green London N13 4AJ

Tenure: Freehold
Gross Internal Area: 2036.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) 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			54
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 2024sq ft. (188.0 sq m.) approx.
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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk