



**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





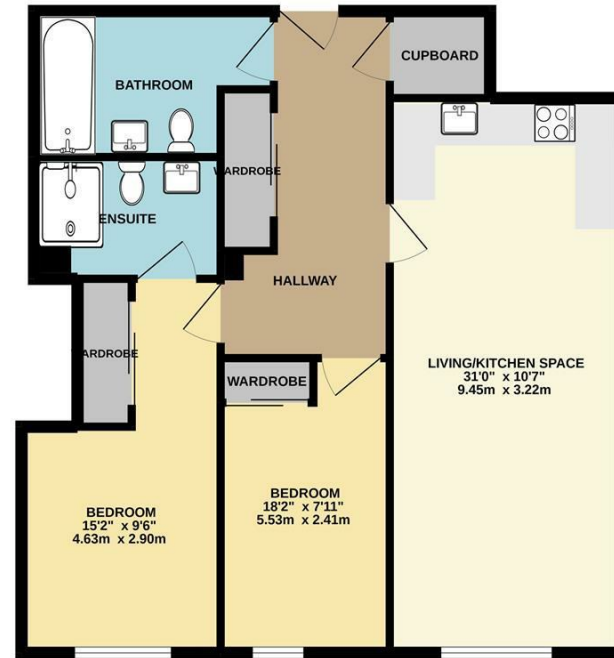
# Dumayne House, Fox Lane Palmers Green London N13 4AB

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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.  
Made with Metropix ©2022

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS