



**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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	



TOTAL FLOOR AREA: 2024sq ft. (188.0 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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 is given as to their operability or efficiency can be given.  
Made with Stroomix 10/2021

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