



FOX LANE, N13
£525,000 LEASEHOLD

AN EXTREMELY SPACIOUS EDWARDIAN GROUND FLOOR
CONVERSION IN THE DESIRABLE 'LAKES' CONSERVATION AREA.

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DESCRIPTION:

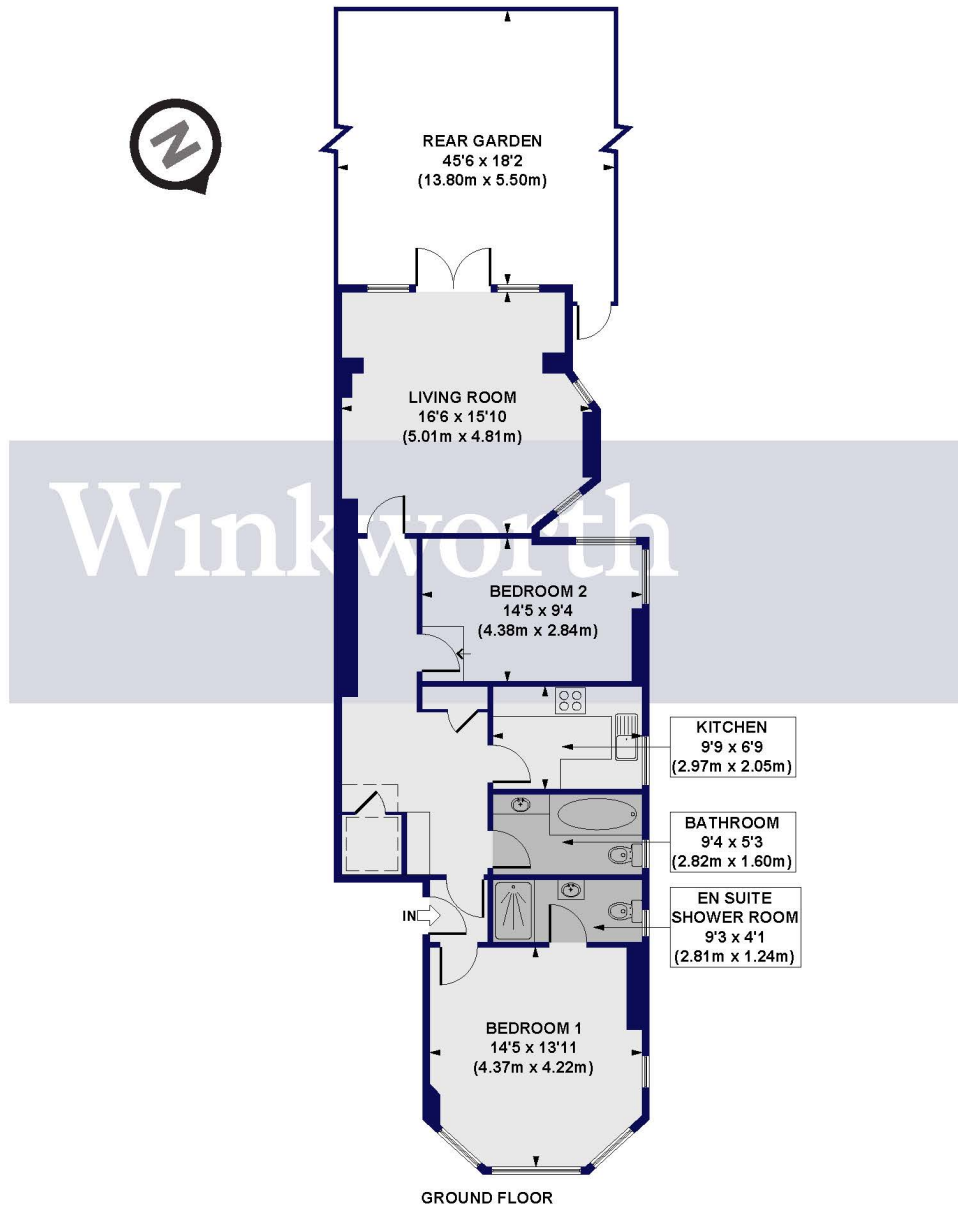
An impressive garden flat arranged on the entire ground floor of a semi-detached Edwardian conversion, situated within the desirable 'Lakes' conservation area, close to Palmers Green mainline BR station (with direct links to Moorgate) and equidistant from the popular Broomfield Park and Grovelands Park.

Offered for sale with no onward chain, the property offers an impressive 923 sq.ft of character-filled living space, featuring high ceilings, stunning stained glass windows, and original stripped wood and tessellated tiled flooring. At the heart of the property is a generous 16'6 x 15'10 reception room, with French doors leading directly to a private 45'6 southerly aspect rear garden with a large, paved patio — ideal for relaxing or entertaining. There is also a modern fitted kitchen and a stylish, contemporary bathroom. Both bedrooms are spacious doubles, with the main bedroom benefitting from an en-suite bathroom and a wide bay window. The flat also benefits from one half of the driveway.

This lovely property offers space, style, and a prime location — an excellent opportunity for buyers seeking something special.



Fox Lane, N13
Approx. Gross Internal Floor Area 923 sq. ft / 85.72 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

- Tenure:** Leasehold
- Term:** 89 year and 3 months
- Service Charge:** £0 per annum
- Ground Rent:** £200 Annually (subject to increase)
- Council Tax:** London Borough of Enfield – Band E

All figures that are shown were correct at the time of listing.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
58	76
England, Scotland & Wales	
EU Directive 2002/91/EC	

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