



Fox Lane, Palmers Green, London

Available

£525,000 (Leasehold - Share of Freehold)





Chain free, 2-bedroom first floor Edwardian Conversion, on the desirable Lakes Estate

Baker and Chase are delighted to offer this beautiful, 2-bedroom first floor conversion, measuring 816 sqft, spread over the entirety of the first floor of this Edwardian building.

Offered chain free, the property is in excellent condition throughout and offers spacious accommodation in a super-convenient location. Access is via the front garden, which belongs to the flat, once inside there is a communal front door, followed by a secondary, private front door with stairs to the first floor. There is a stunning feature window at the top of the stairs and the hallway leads to a very generous living room and main bedroom, followed by a stylish bathroom and fully fitted kitchen, with built in appliances and quartz worktops. A good size second bedroom completes the internal accommodation. The entire loft space has been demised, making it possible to add a substantial addition/extension to the property and adding value, subject to the usual permissions.

The property sits on the super-desirable Lakes Estate (Conservation Area) and is now part of a "Low-traffic neighborhood", making it very child friendly, quiet, yet very conveniently placed for shops and Palmers Green BR station, serving Moorgate in under 25 minutes via Finsbury Park (Piccadilly & Victoria Lines). Aldermans Hill, Cannon Hill and Southgate are also close by, providing an excellent range of shops and places to eat and drink.

Tenure: Share of Freehold – demise/sole ownership of Loft and Front Garden (potential to make a driveway)

Lease Term Remaining: 118 Years (approx.)

Service Charge: NIL

Ground Rent: NIL

Council Tax: Authority: Enfield

Council Tax Band: D

Exterior

Paved pathway to front door, shrub borders, lawn area

Porch

Opaque window to front aspect, entrance to property

Stairs to first floor

Carpeted floor, opaque windows to side aspect

First floor landing

Carpeted, spotlights, opaque window to side aspect, doors to remaining rooms

Reception

Double glazed bay window to front aspect, radiator, laminate flooring, power points.

Kitchen

Matching range of wall and base units, 5 ring gas hob with extractor hood over, integrated electric oven, washing machine, dishwasher, stainless steel sink with drainer and mixer tap, power points, space for fridge/freezer, tiled floor, spotlights

Bedroom 1

Double glazed window to rear aspect, carpet flooring, radiator, spotlights, power points

Bedroom 2

Double glazed window to rear aspect, laminate flooring, storage cupboard, radiator

Bathroom

Window to front aspect, radiator, paneled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, electric towel rail, fully tiled.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any







apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



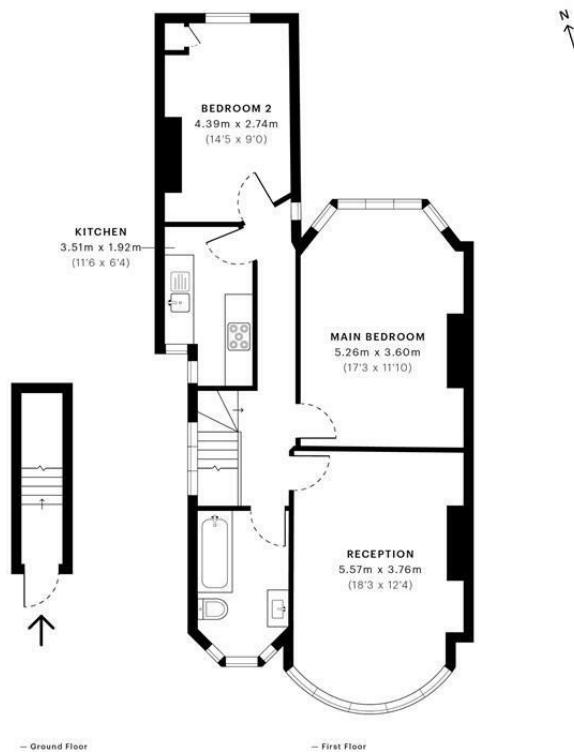


Fox Lane, N13

CAPTURE DATE: 02/09/2021 LASER SCAN POINTS: 1,929,687

GROSS INTERNAL AREA

75.81 sqm / 816.01 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
75.81 sqm / 816.01 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes mezzanines, restricted head height
69.00 sqm / 742.71 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Speco Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area 3B RESIDENTIAL: 72.89 sqm / 784.58 sqft
area 3C RESIDENTIAL: 70.06 sqm / 754.12 sqft
spec id: 612f5fe99595e0de047dc45

EPC Rating D / Local Authority: Enfield / Council Tax Band: D