



## **Fox Lane, Palmers Green, London**

Available

Asking price £499,995 (Leasehold)





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**Welcome to this delightful flat conversion property located on Fox Lane in the desirable area of Palmers Green, London. The Edwardian property offers both charm and modern convenience.**

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BRIMMING WITH HUGE POTENTIAL- VIEWING IS HIGHLY RECOMMENDED TO UNDERSTAND THE FULL SCALE OF POSSIBILITY

Baker and Chase present this well proportioned 2 bedroom, first floor conversion in a highly desirable location, requiring modernisation throughout. It has been priced to allow for refurbishment and any extension works one desires. The property has been in the ownership of the currently family for the past 40 years and now we are offering the opportunity for new purchasers to enjoy it for just as long.

With access to the property via a side staircase to the building which takes you to your own front door, you are then greeted with a wide and welcoming entrance hallway. The reception room is the real focal point, offering ample living and dining accommodation that any prospective buyer would appreciate. Both bedrooms are double in size and the one to the rear of the property has plenty of storage space. Although dated, the kitchen and bathroom are in perfect working order.

A point of note is that this first floor flat owns the loft space, meaning further potential and expansion is possible subject to the relevant consents.

Occupying an envious position on Fox Lane, there is outstanding access to local restaurants, cafes and shops along both Aldermans Hill and in Southgate and Winchmore Hill. Palmers Green's leafy suburban status is thanks to several local green spaces, including Broomfield Park and Grovelands, yet still boasts direct access to central London via Palmers Green rail station which sits just 0.2 miles away.

Tenure: Leasehold  
Lease term: 125 years from 10 June 2003  
Term remaining: 104 Years approx  
Service Charge: £100.00 p.a  
Ground Rent: NIL  
Local Authority: Enfield  
Council Tax Band: D

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## Exterior

Edwardian building. Staircase to the side of building that takes you to a private front door entrance.

## Reception Room

19'9" x 15'10"

Large and bright living accommodation. X5 front facing windows which allow a significant amount of natural light in. Brick electric fire place installed. Original mantel piece. x2 ceiling light pendants.  
x2 Radiators. Carpeted throughout. Original cornicing and ceiling pattern

## Kitchen

9'0" x 7'11"

Newly installed Vokera combi boiler. Integrated Neff oven. Candy extractor fan. Window to side of the property. Lino flooring throughout. Fully tiled

## Bathroom

Fully tiled. Bath tub. Sink unit. Shower hose attached to wall. Part frosted window to side of building

## Guest w/c

Fully tiled. Window. Toilet

## Bedroom 1

12'4" x 11'10"

Windows to the rear of the property with radiator underneath. Picture rails. Ceiling light pendant. Original ceiling design. Carpeted.

## Bedroom 2

12'4" x 7'7"

Window to the side of the property. Picture railing throughout. Radiator behind door. Ceiling light pendant. Carpeted

## 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











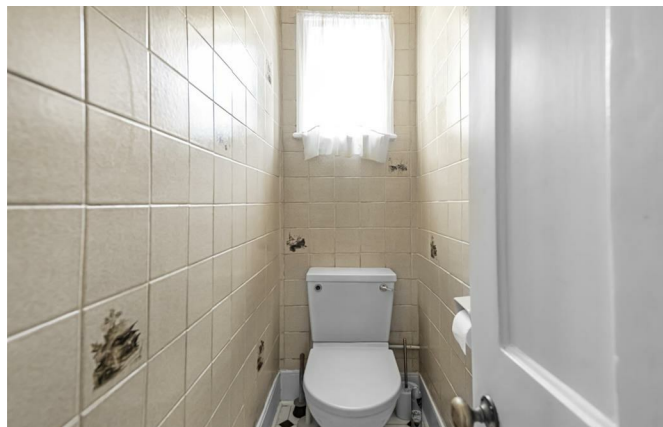
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

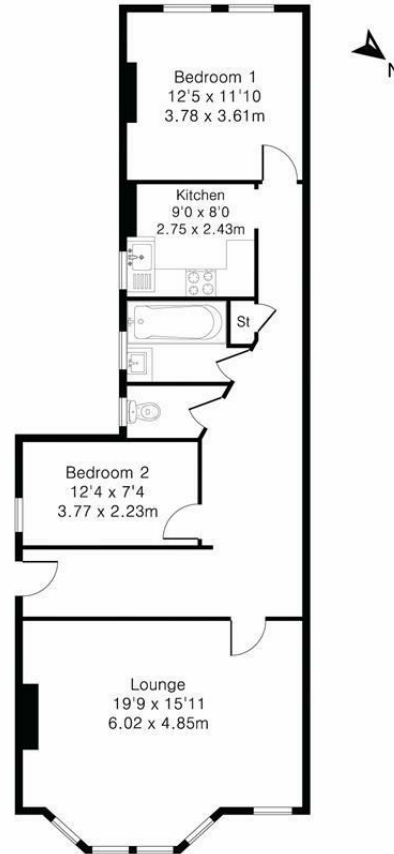
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.



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.

Approximate Gross Internal Area 910 sq ft - 85 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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