



Fox Lane, Palmers Green, London

Under Offer (SSTC)

£595,000 (Leasehold)





Stunning, spacious two-bedroom, ground floor garden flat, in excellent condition, situated on the desirable Lakes Estate Conservation area.

Baker and Chase are delighted to present, this exceptional, Edwardian garden flat, in the ultra desirable "Lakes Estate" Conservation area.

Benefitting from all the trappings and features you'd expect from a quality period conversion, the property is accessed via a beautiful, original hardwood front door, which leads onto a small communal lobby, complete with a delightful mosaic tiled floor. Once inside, all rooms sit off a winding hallway, which also provides access to the basement, which is currently being used as a utility area/room. The main bedroom is front facing, and enjoys the large bay window, which has been fitted with bespoke Plantation shutter blinds. After the main bedroom, is the bathroom, which is fully tiled, and offers a shower over the bath. Beyond the bathroom is the second double bedroom, rear facing, so offering plenty of natural light and a view on to the private garden.

There is a deVOL kitchen, with Maple wall and base units, which are hard wearing, likely to last and look fantastic. The units are complemented beautifully, with Carrara Marble worktops and upstands. There is a wine fridge, integrated dishwasher and extractor hood and a large door and window providing direct access to the garden.

The property has recently had all the floors varnished and has been repainted throughout in Farrow & Ball.

Externally, the property boasts a generous back garden, which is roughly South facing, and therefore enjoys terrific exposure to the sun. Large back gardens are a common feature within the Lakes Estate Conservation area, which helps provide a sense of privacy and tranquility. Other features include a composite decking area and a large, functional outbuilding. There is also a discreet rear pedestrian access, leading to the top of Conway Road, which is fairly overgrown, but could be utilised if required.

Tenure: Leasehold
Lease Term Remaining: 98 Years
Service Charge: NIL
Ground Rent: £100 p/annum
Local Authority: Enfield
Council Tax Band: D

Front

Shared pathway to front door.

Communal Hallway

Original Edwardian front door, mosaic tiled floor, access to both flats:

Internal Hallway

Hardwood opaque door and window to front aspect, radiator with bespoke radiator cover over, coving to ceiling, bespoke bookcase/shelving, doors to remaining rooms:

Lounge

Original hardwood door, with stained glass detail, wood framed double glazed French doors and matching windows to rear aspect, overlooking the garden, x2 stain glassed feature windows to side aspect, gas feature fire place with period stone hearth surround, deep skirting, coving to ceiling, radiator, with bespoke radiator cover, x4 wall lights,

Kitchen

Double glazed door and window to side aspect, contrasting range of wall and base units with Marble work top over including matching up-stands, down lights, space for fridge freezer, under mounted Butler sink with stainless steel mixer tap, tiled splash back, Bosch 5-ring gas hob with extractor hood over, electric oven, wine cooler, refuse drawer, integrated Bosch dishwasher, coving to ceiling, ceiling rose.

Bedroom 1

Double glazed bay window with Plantation shutter blinds to front aspect, radiator, range of fitted wardrobes, extractor/air vent, deep skirting, coving to ceiling, ceiling rose.

Bathroom

Fully tiled, Vanity hand basin with mixer tap and two storage drawers under, bath with mixer tap, shower screen and shower over, low flush w/c, heated towel rail, spotlights, extractor fan, shaving point, backlit mirror.





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Bedroom 2

Double glazed window to rear aspect, radiator, built in wardrobe, spotlights

Garden

Mainly artificial grass, with mature shrub borders, composite decking, outside tap, power point, small outdoor pond,

Outbuilding

Concrete base with double glazed window

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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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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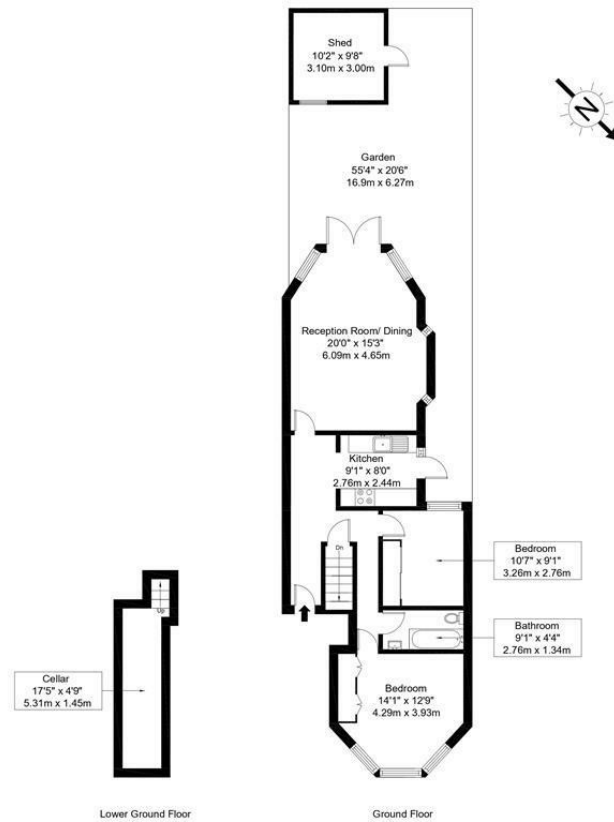
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Fox Lane, N13 4AP

Approx Gross Internal Area = 90 sq m / 978 sq ft



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PLAN**

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