



## **Fox Lane, Southgate**

Under Offer (SSTC)

Offers in excess of £599,995 (Leasehold - Share of Freehold)







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**Welcome to Fox Lane, this beautiful Edwardian garden flat in an ideal location, offers two bedrooms and with a beautiful garden.**

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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 an entrance that is complete with a delightful original mosaic tiled floor. Once inside, you are immediately met with an abundance of character and charm. Immediately your eyeline is polarized to the stunning stain glass windows and original fireplace. The high ceilings and restored original wooden flooring make this front facing reception room the perfect zone for entertainment and relaxation. The original sash windows add to the charisma of this room, but with the fitted plantation shutters, privacy is easily achieved.

With a recently installed Howdens integrated kitchen, this area has ample storage space and even has a wooden table, complete with bench, that serves as dining accommodation. A new Burlington bathroom services the rear end of the property that is also the location of the two bedrooms. With fitted wardrobes and direct access to the garden, the master bedroom is well proportioned and provides a fantastic 'green view'. The second bedroom is currently being utilized as office space as our client works from home.

Externally, the property boasts a generous back garden, which is roughly South facing, and therefore enjoys terrific exposure to the sun whilst providing a sense of privacy and tranquility. Other features include a patio area and a wooden shed. Back outside the front, the off street parking space is demised to this apartment and is fitted with an Electric Vehicle charging point.

Tenure: Share of Freehold

Lease Term Remaining: 109 years (approx)

Service Charge: NIL

Ground Rent: NIL

Local Authority: Enfield

Council Tax Band: D

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## Reception Room

17'8" x 10'9"

Original wooden flooring. Edwardian ceiling coving. Fireplace with arched stain glass window either side. Chandelier lighting. Original sash windows with plantation shutters.

## Kitchen

12'0" x 11'11"

Fully fitted kitchen with wooden work surface. Under cupboard lighting. Tiled backboard. integrated oven, dishwasher and fridge freezer. Combi boiler housed in separate unit. Wooden dining table with bench and chairs. Door to path which leads to garden.

## Bedroom1

14'8" x 10'11"

Solid Oak wooden flooring. Chandelier light from ceiling. Mirrored built in wardrobes. x2 Sash windows with plantation shutters. Original wooden doors that lead to private garden. x2 radiators with covers

## Bedroom 2

9'1" x 7'10"

Radiator housed by wooden cover. Window to side aspect of building. Solid oak wooden flooring

## Bathroom

8'9" x 6'0"

Painted wooden paneling. Wash basin unit. Mirrored cupboard. Bath tub with glass shower screen. Fitted shower head. Toilet to rear. Window which is to the side of the building.

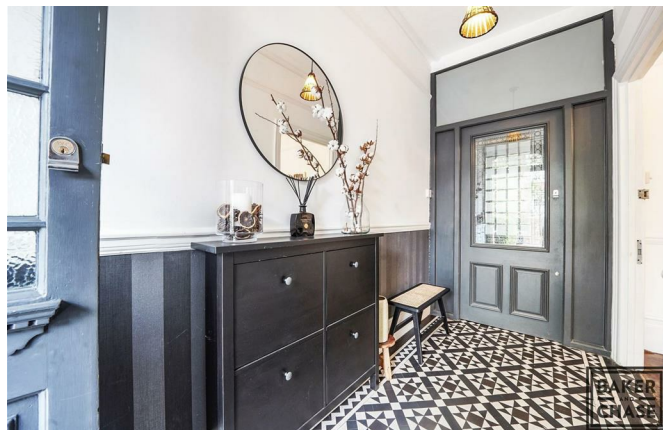
## Garden

67'1" x 22'4"

Patio area which is access direct from bedroom. Well maintained lawn. Wooden built shed

## Exterior

Sole ownership of the front garden/off street parking space. Electric vehicle charge point installed. Edwardian building. Original sash windows. Side access







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## Hallway

Original black and white checkered mosaic tiles

## Disclaimer

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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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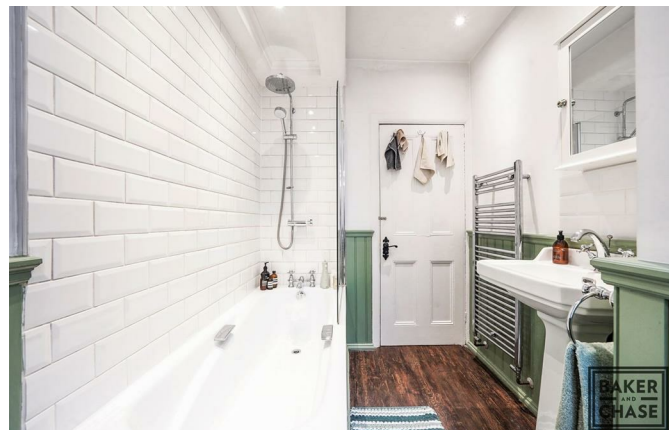
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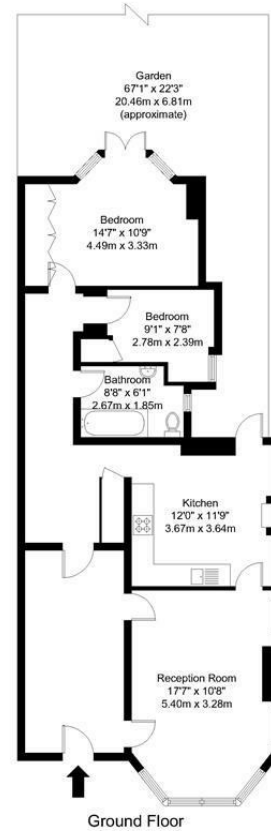






# Fox Lane, N13 4AP

Approx Gross Internal Area = 71 sq m / 764 sq ft



Ref:

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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