



Fox Lane, Palmers Green, London

Available

£475,000 (Leasehold - Share of Freehold)





Super stylish, 1-bedroom ground floor, Victorian Garden flat, with front and rear gardens, plus a Share of Freehold

Welcome to this charming property located on Fox Lane in the heart of Palmers Green. A delightful 1-bedroom garden flat, on The Lakes Estate Conservation area.

As you step inside, you'll be greeted by the character and history that fills every corner of this home. Original wooden flooring runs throughout, complementing the original ceiling design beautifully. The ceiling pendant light casts a warm glow over the room, creating a welcoming atmosphere. The reception room is a delightful space with windows that flood the room with natural light. With built-in storage, and book shelving that frame the fireplace, adding both functionality and charm to the room.

The stunning bedroom, greets you with the original wooden flooring that adds character and warmth to the space. The chimney breast with a recess creates a focal point in the room, while the original double doors with stained glass panels above lead to a lovely patio area in the garden, perfect for enjoying a cup of tea on a sunny day.

A stained glass panel above the entry to the kitchen adds a pop of colour and charm to the area. The spotlights illuminate the room beautifully. The contemporary kitchen is a chef's dream, with sleek finishes and top-of-the-line appliances that will inspire your culinary creations.

The bathroom, features tiled flooring and a luxurious bath tub with a rainforest shower unit. The bath area exudes elegance, while the sink basin offers ample storage space underneath, every detail has been carefully considered for your convenience.

Whether you're looking for a peaceful oasis in North London or a stylish pied-à-terre, this flat on Fox Lane offers the perfect blend of comfort and convenience.

Tenure: Share of Freehold
Lease Term Remaining: 150 yrs (approx.)
Service Charge: NIL
Ground Rent: NIL
Local Authority: Enfield
Council Tax Band: D

Front Garden

Front garden has access path to the property itself. Flower bed areas with plants and bark.

Lounge

4 panelled original windows. Picture railing. Built in storage/ book shelving either side of fireplace. Ceiling pendant light. Radiator. Original wooden flooring. Original ceiling design.

Hallway

Original wooden flooring throughout. Radiator. Floral wallpaper design. Ceiling pendant light. Sunder stairs storage cupboard with electricity. Door that leads externally to side of property.

Kitchen

Original wooden flooring. X6 spotlights. Original window to side and original doors leading to garden. Fully intergrated Mackinstosh kitchen. Silestone worktop. Neff oven. Neff gas hob. Slimline AEG dishwasher. Hoover washer dryer. Under counter fridge with freezer compartment. 2 x hanging pendant lights over dining area. Part tiled and wallpapered. Stain glass panel above entry to kitchen. Radiator.

Bedroom

Original wooden flooring. Chimney breast with recess. Original double doors with stain glass panels above leading to patio area of the garden. Ceiling pendant light. Radiator. Original ceiling design. Original wooden door on entry.

Bathroom

Tiled flooring. Double glazed window. Bath tub with rainforest shower unit mounted on wall. Fully tiled around bath area. Spotlighting. Sink basin with ample storage space underneath. Toilet area with window. Extractor fan. Combi boiler housed. Radiator





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Garden

Patio area that can be accessed from both bedroom and kitchen. Mature landscaped garden. Wooden shed. Wooden fencing with trellis. Pergola seating area.

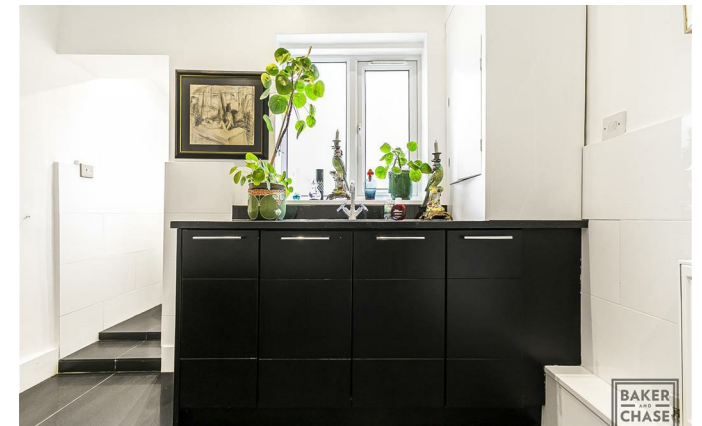
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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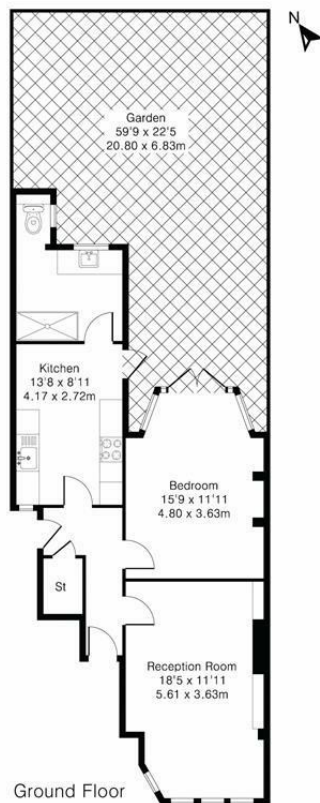
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 683 sq ft – 63 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 C / Local Authority: Enfield / Council Tax Band: D

