



Fox Lane, Palmers Green, London, N13

Under Offer (SSTC)

Offers in excess of £550,000 (Share of Freehold)





A well-proportioned three-bedroom duplex apartment with off-street parking, sun terrace, and private garden on the popular Fox Lane.

Baker and Chase are pleased to present this three-bedroom, two-bathroom duplex apartment with a private garden, sun terrace, and off-street parking, located in the desirable Lakes Estate Conservation Area in Palmers Green.

Occupying the first and second floors of a period conversion, the property offers a spacious layout, including a front-facing lounge with a feature fireplace, a separate dining room, and a well-equipped kitchen with direct access to a private sun terrace and steps down to the garden. The first floor also includes a modern family bathroom.

Upstairs, there are three bedrooms. The principal bedroom features a walk-in wardrobe and an en-suite shower room, while bedroom three includes built-in wardrobes and Velux windows. Further benefits include gas central heating, eaves storage, double glazing, and a share of the front driveway, offering one parking space.

Fox Lane sits within the highly regarded Lakes Estate Conservation Area, known for its wide, tree-lined streets. The property is just 0.3 miles from Palmers Green Station, offering direct services to Moorgate in under 30 minutes, while Southgate Underground Station (Piccadilly Line) is around a mile away. A wide range of independent cafés, restaurants, and shops are available on Green Lanes, including the popular Green Lanes Farmers' Market. Broomfield Park is within a short stroll, offering open green space, tennis courts, and a community garden. Excellent schooling is also close by, including Hazelwood Primary and St Monica's Catholic Primary School.

We have been advised by the seller, that a share of freehold will be acquired, along with the downstairs neighbour and included in the sale.

Tenure: Share of freehold
Lease Term: 125 years from 2 March 1998
Term Remaining: 98 years remaining approx.
Service Charge: NIL
Ground Rent: NIL
Local Authority: Enfield
Council Tax Band: E

Front Garden/Driveway

Concrete driveway on mosaic tiled front step, x1 parking space (left side of driveway).

Communal Hallway

Hallway

Tessellated tiled floor, stairs to first floor, split level landing, radiator, built in storage cupboard, dado rail, doors to:

Living Room

Double glazed window to front aspect, feature fire place, with stone surround, radiator, picture rail, coving to ceiling, built in storage

Dining Room

Double glazed window to rear aspect, double radiator, picture rail, coving to ceiling

Bathroom

x2 double glazed opaque windows to front aspect, low flush w/c, heated towel rail, hand basin with mixer tap and storage under, shaving point, bath with mixer tap and shower over fully tiled.

Kitchen

Double glazed doors and windows to rear aspect, matching range of wall and base units with roll top work surfaces over, space for fridge freezer, electric oven, 4-ring gas hob, extractor hood over, plumbed space for washer/dryer, 1 1/2 Blanco sink and drainer with mixer tap, tiled splash backs, down lights, door to:

Balcony/Sun Terrace

Stairs down to private garden, washing line, outdoor lighting

Bedroom 1

Double glazed window to rear aspect, radiator, picture rail, door to:





Walk-in closet

Hanging and shelved storage, space for tumble dryer, spotlights, door to:

En-suite

Low flush w/c, corner shower unit, pedestal hand basin with mixer tap, radiator and heated towel rail, spotlights, back lit mirror, fully tiled, internal window into bedroom, extractor fan.

Bedroom 2

Double glazed window to rear aspect, radiator

Bedroom 3

x2 Velux windows to front aspect, eaves storage, built in wardrobes, spotlights

Private Garden

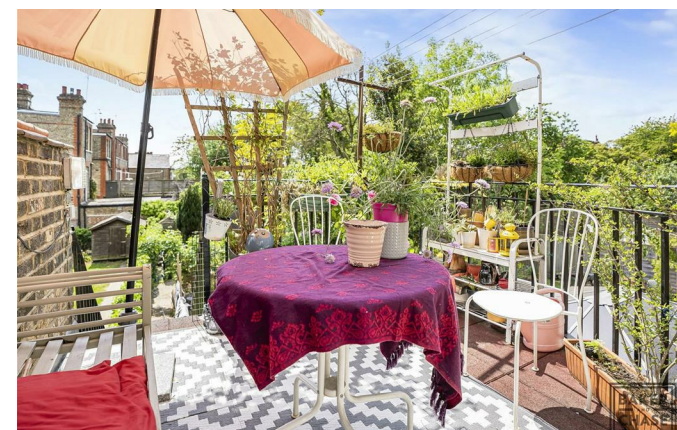
Metal stairs to sun terrace, concrete path, mainly laid to lawn, with potting beds, garden shed.

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





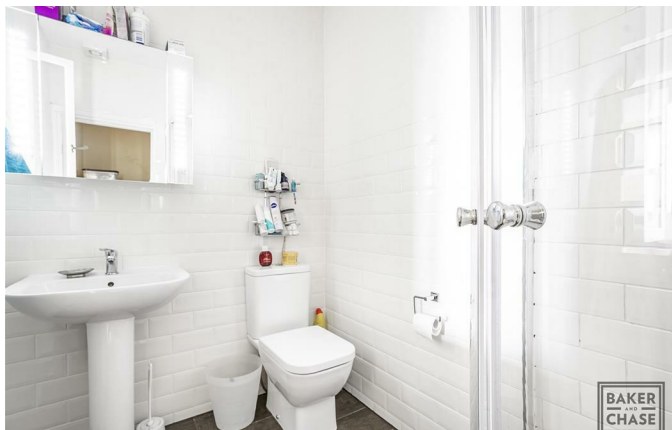


property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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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.

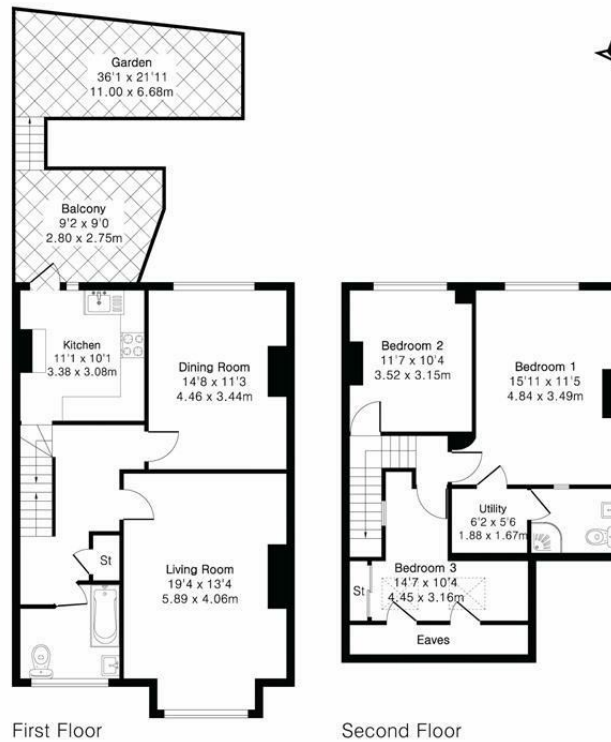




Approximate Gross Internal Area 1260 sq ft - 117 sq m

First Floor Area 712 sq ft – 66 sq m

Second Floor Area 548 sq ft – 51 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: E