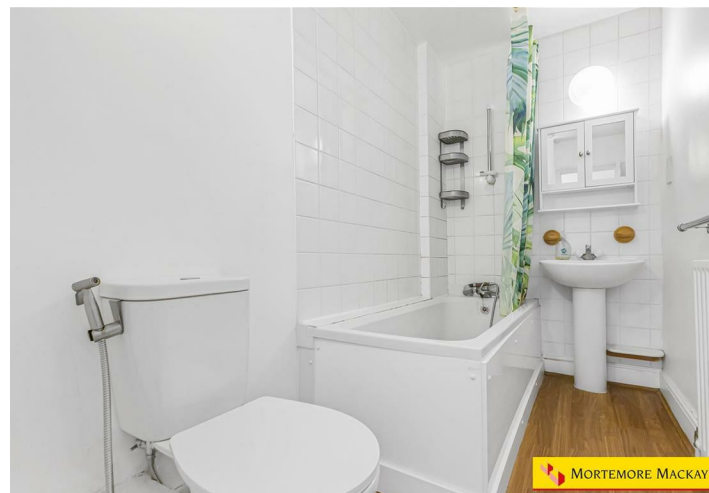




## FOX LANE, N13 4AP



**£335,000 Leasehold - Share of Freehold**

- CHAIN FREE
- LOUNGE
- DOUBLE BEDROOM
- PARKING
- PERIOD CONVERSION
- KITCHEN
- FAMILY BATHROOM
- COMMUNAL GARDENS

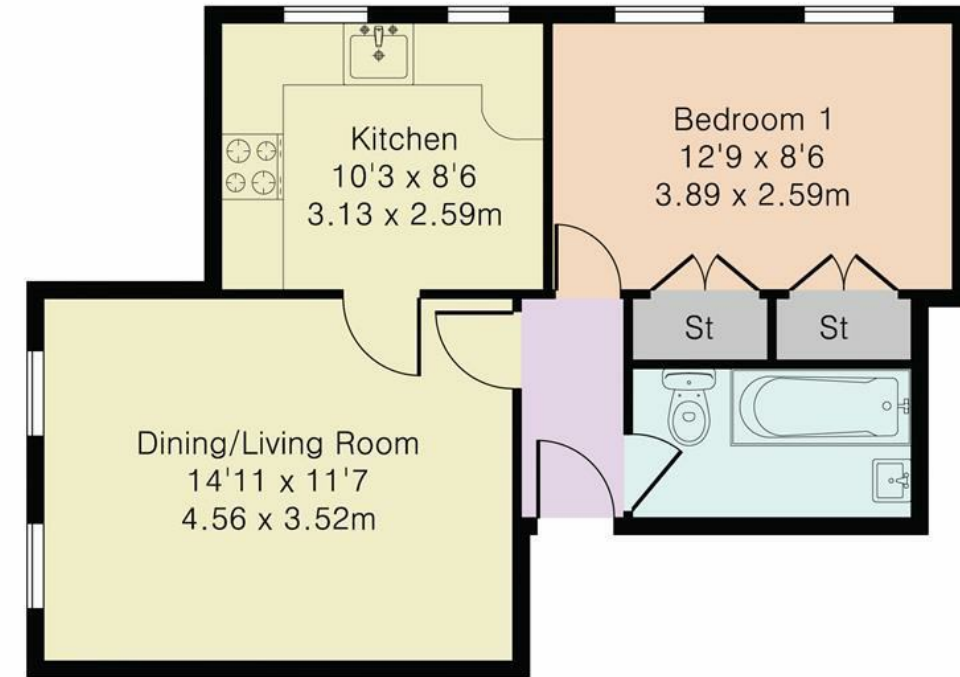


## Property Details

CHAIN FREE - We have pleasure in offering for sale this period conversion property situated on the sought after Lakes estate. The accommodation consists of lounge, kitchen, double bedroom and family bathroom, parking space and communal gardens. Situated in this sought after location and within easy reach of local shops, restaurants, buses and railway station.



Approximate Gross Internal Area 465 sq ft – 43 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

