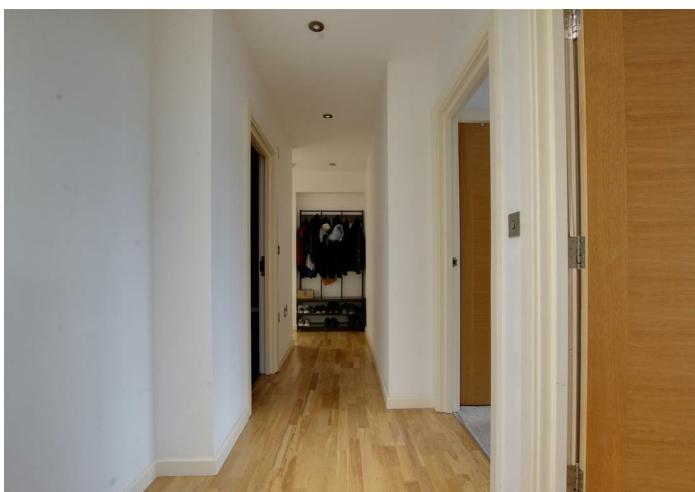


FOX LANE, N13 4AB



£450,000 Leasehold

- SECOND FLOOR PURPOSE BUILT FLAT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- MODERN FITTED KITCHEN
- CLOSE TO PALMERS GREEN STATION
- CLOSE TO BROOMFIELD PARK
- OPEN PLAN RECEPTION AND KITCHEN WITH BOSCH APPLIANCES
- RESIDENTS PARKING SPACE
- CLOSE TO SHOPS RESTAURANTS AND CAFES

Property Details

Nestled in the vibrant area of Fox Lane, N13, this delightful second-floor purpose-built flat offers a perfect blend of comfort and modern living. Boasting two spacious double bedrooms, this property is ideal for professionals, couples, or small families seeking a stylish urban retreat.

As you enter, you are welcomed by a bright and airy open-plan reception room, enhanced by dual aspect windows that flood the space with natural light. This inviting area seamlessly connects to a modern fitted kitchen with Bosch appliances, making it perfect for entertaining guests or enjoying a quiet evening at home.

The flat features two well-appointed bathrooms, including a convenient ensuite shower room, ensuring that both residents and guests have ample facilities. The thoughtful layout maximises space and provides a sense of privacy, making it a truly desirable home.

Located close to Palmers Green Station, this property offers excellent transport links for easy commuting into central London. Additionally, the surrounding area is rich with a variety of restaurants, shops, and cafes, providing a vibrant community atmosphere. There is also Broomfield Park close by.

This flat is not just a place to live; it is a lifestyle choice that combines modern convenience with the charm of London living.



Approximate Gross Internal Area
80.60 sq m / 867.57 sq ft

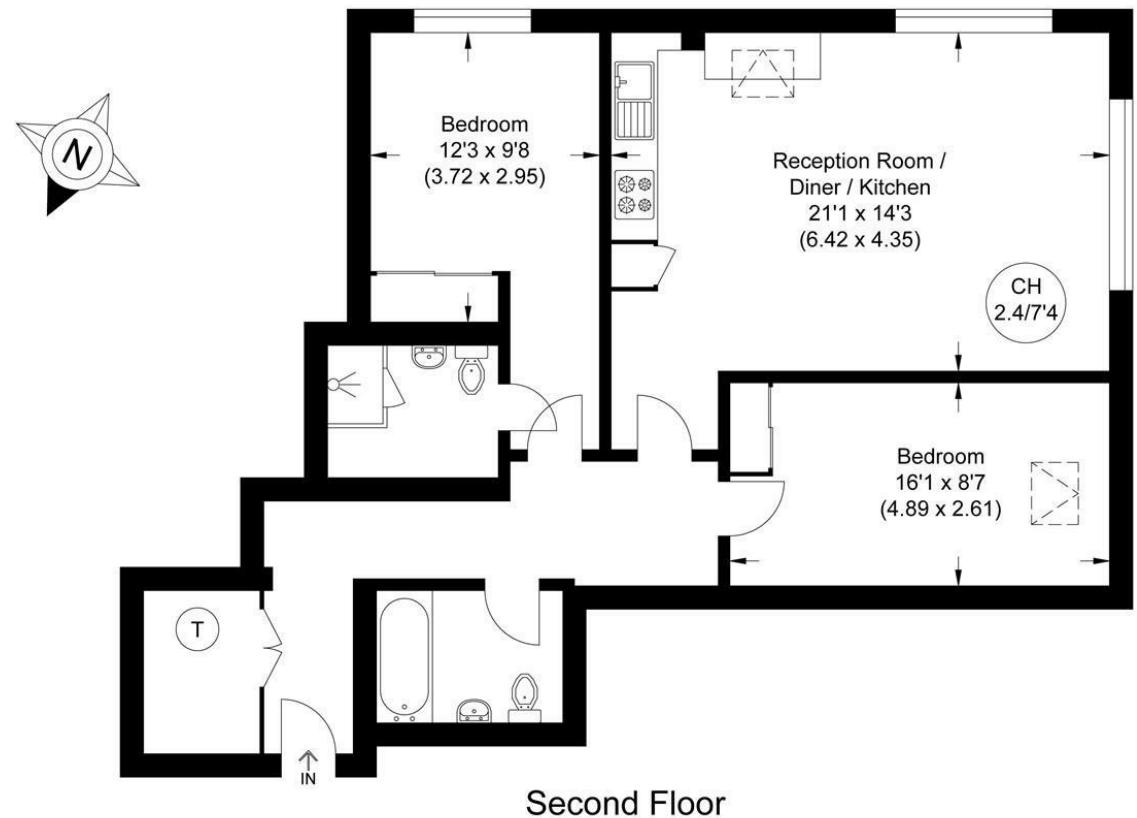


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	74	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

