

LEASEHOLD



Flat

**125A FOX LANE,
LONDON, N13 4AP**

Asking Price

£425,000

FEATURES

- Chain Free
- Two Bedrooms
- Edwardian Conversion
- EPC C
- 743 sq.ft
- Large Reception room
- Large Loft
- Council Tax D



RASH & RASH

2 Bedroom Flat located in London

Call us on

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https://www.rashandrash.com/

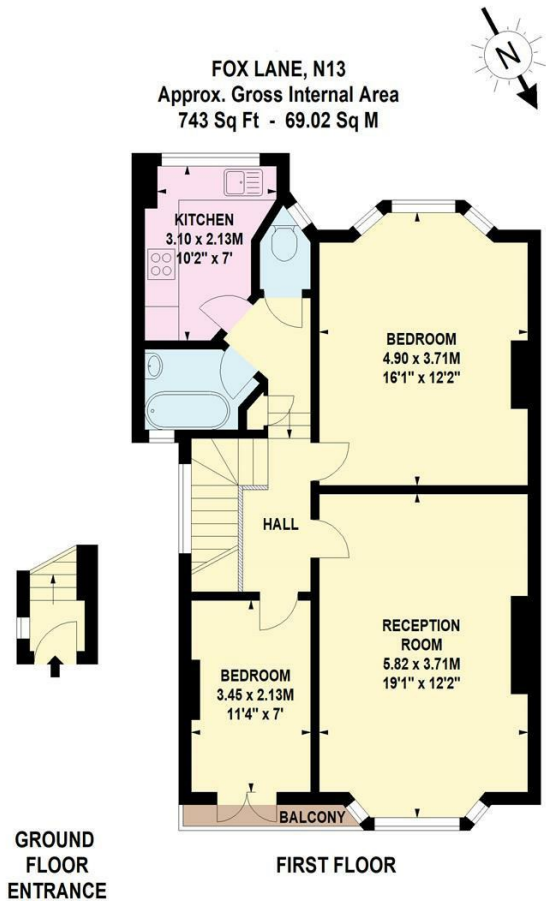
Located within the highly sought-after 'Lakes' conservation area, this delightful two bedroom first floor flat offers a perfect blend of character and space. Set within an elegant Edwardian property, the flat is ideally located just a short distance from Palmers Green Rail Station, providing direct trains to Moorgate, as well as excellent bus links to Southgate Tube Station (Piccadilly Line). The scenic green spaces of Broomfield and Grovelands Parks are also within easy reach, making this a fantastic opportunity for both commuters and nature lovers alike.

Spanning approximately 743 sq. ft., the flat boasts a generous and well-balanced layout. The bright and spacious front reception room is a standout feature, complete with a charming period fireplace, a wide bay window that floods the space with natural light, and has room for a dining table too. The large master bedroom offers space for storage, while the second bedroom is a decent size and versatile, perfect for guests, a home office, or a nursery. A separate bathroom and WC add convenience, while the compact yet well-equipped kitchen provides everything you need, with potential to enhance the space to suit your own style. Adding to its appeal, the property benefits from a large loft and ownership of the front garden.

Fox Lane is a picturesque, tree-lined residential road within a vibrant community, offering an array of independent cafés, restaurants, and shops along The Green and Aldermans Hill. Excellent transport links and proximity to beautiful parks make this a highly desirable location for professionals, families, and those looking to enjoy the best of both city and suburban living.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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