



Fox Lane, N13 4ER  
London







## Fox Lane, N13 4ER

This beautifully presented two double bedroom ground floor apartment offers 853 sqft of well-designed living space and is ideally located in a sought-after area. With a 994-year lease and no onward chain, this property provides an excellent opportunity for first-time buyers or those looking for a convenient, low-maintenance home. The apartment features a spacious open-plan fitted kitchen and reception room, perfect for modern living and entertaining. The contemporary three-piece bathroom suite is stylishly appointed, providing a sleek and functional space. Additional benefits include allocated parking within a gated car park, well-maintained communal gardens, and a location just 0.2 miles from Palmers Green Station, offering excellent transport links into central London. Local shops, restaurants, and amenities are also within easy reach, making this a fantastic choice for those seeking a balanced lifestyle. This charming apartment combines comfort, convenience, and style, making it a must-see property in a desirable location.

Council Tax Band: E

Construction Type: Standard (Brick)

Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low  
Service Charge -

Offers In The Region Of  
£450,000





- Chain Free
- 994 Year Lease
- A Open Plan Stylish Fitted Kitchen with Integrated Appliances/Reception Room
- Well Maintained Communal Gardens
- A Sought After Location with Close Proximity to Transport Links Including Local Bus Routes and Palmers Green Station(0.2 miles)

- Two Double Bedroom Ground Floor Apartment
- An Impressive Approximate 853sqft of Living Space
- Secure Allocated Parking in the Gated Car Park
- Modern Three Piece Bathroom Suite
- Within Easy Reach of Local Shops and Amenities









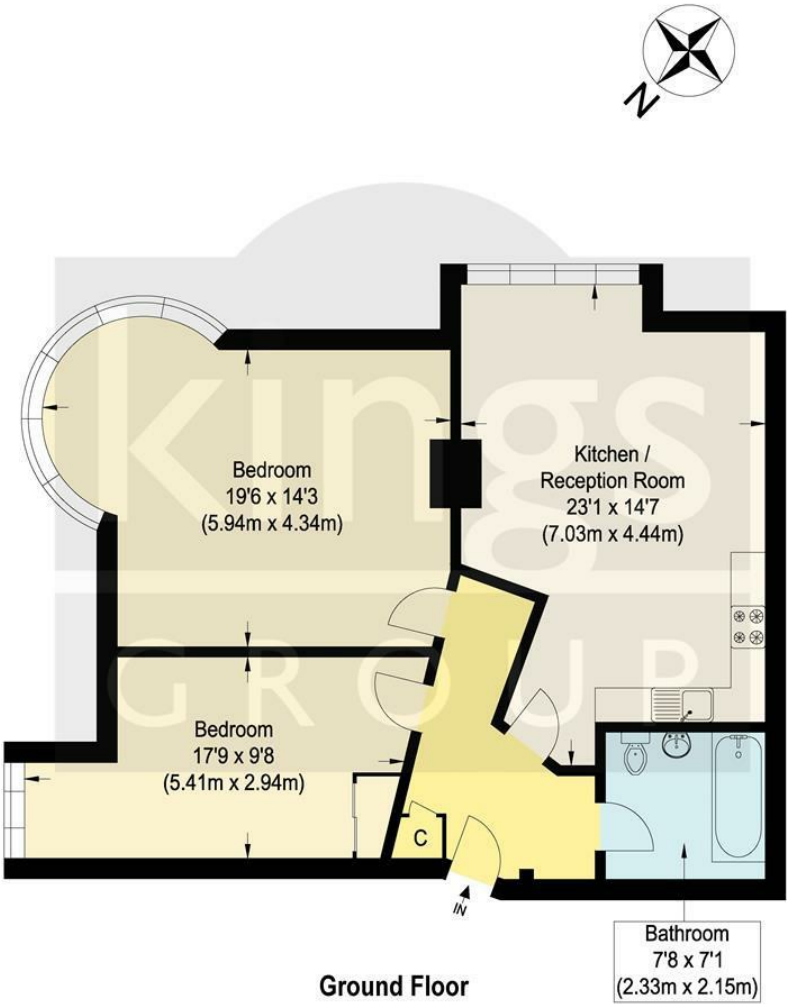
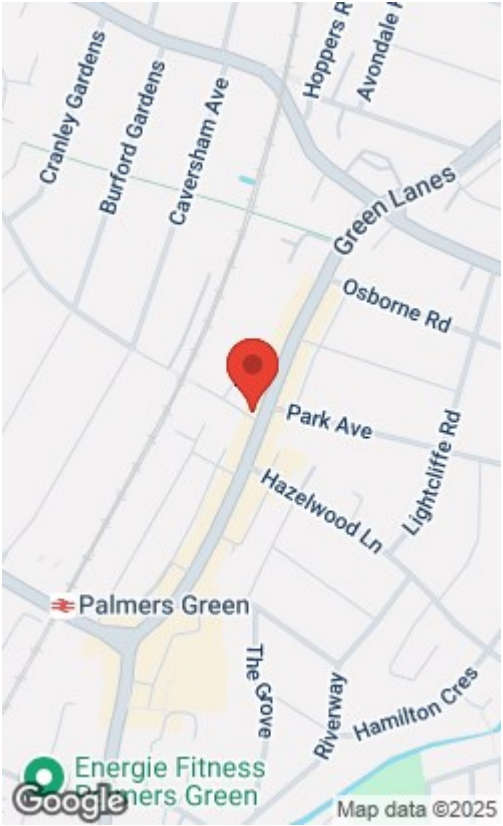








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Opium House

Approximate Gross Internal Floor Area : 79.30 sq m / 853.57 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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