



Fox Lane, N13

£550,000

Havilands

the advantage of experience





- OPEN DAY SATURDAY 6th JULY
- Attractive First Floor 2 Bedroom Edwardian Conversion
- Palmers Green National Rail Station (Moorgate approx 25 mins) is just 0.3 Miles Away
- Hazelwood Primary is 0.4 Miles Away and St Monica's Catholic Primary School is 0.6 Miles Away
- St Anne's Catholic Secondary School for Girls (Outstanding) is 0.5 Miles Away and Winchmore Secondary School is 1.2 Miles Away
- Period Features Throughout
- Close to Green Spaces Including Broomfield and Grovelands Park
- Planning Permission Granted for Loft Extension
- Private Garden



Havilands are pleased to offer For Sale this TWO BEDROOM FLAT on Fox Lane, NI3. Situated in the heart of Palmer's Green and forming part of an EDWARDIAN CONVERSION, this FIRST FLOOR property is comprised of two bedrooms, family bathroom, lounge, kitchen/diner and additional cloakroom. The property also benefits from a private rear garden extending to approx 40ft and hosts a studio complete with electricity and high speed internet capability. The property also has planning permission granted for a loft conversion (Ref: 23/O3177/HOU) so offers potential to extend as well as boasting a number of period features including bay windows, feature fireplaces and high ceilings. Within walking distance of the property is PALMER'S GREEN MAINLINE STATION offering direct rail links into central London (Moorgate approx 25 mins). Also within walking distance are a vast array of shops and amenities along Green Lanes & Aldermans Hill including Morrisons, Sainsbury's Local, Holtwhites Bakery, Nissi & Starfish. In addition to this, both BROOMFIELD & GROVELANDS Parks are also nearby offering plentiful green space along with a number of leisure and social activities across the year. HAZELWOOD PRIMARY SCHOOL is 0.4 miles away, ST MONICA'S CATHOLIC PRIMARY SCHOOL is 0.6 miles away. ST ANNE'S CATHOLIC SECONDARY SCHOOL FOR GIRLS (Outstanding) is 0.5 miles away and WINCHMORE SECONDARY SCHOOL is 1.2 miles away from the property. Viewing is highly recommended, to arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Leasehold  
Lease Remaining: 119 Years  
G/Rent: £100/year  
S/Charge: £NIL  
Local Authority: Enfield Borough  
Council Tax: Band D (€2065.48 24/25)  
EPC Rating: Current 45(E); Potential 62(D)

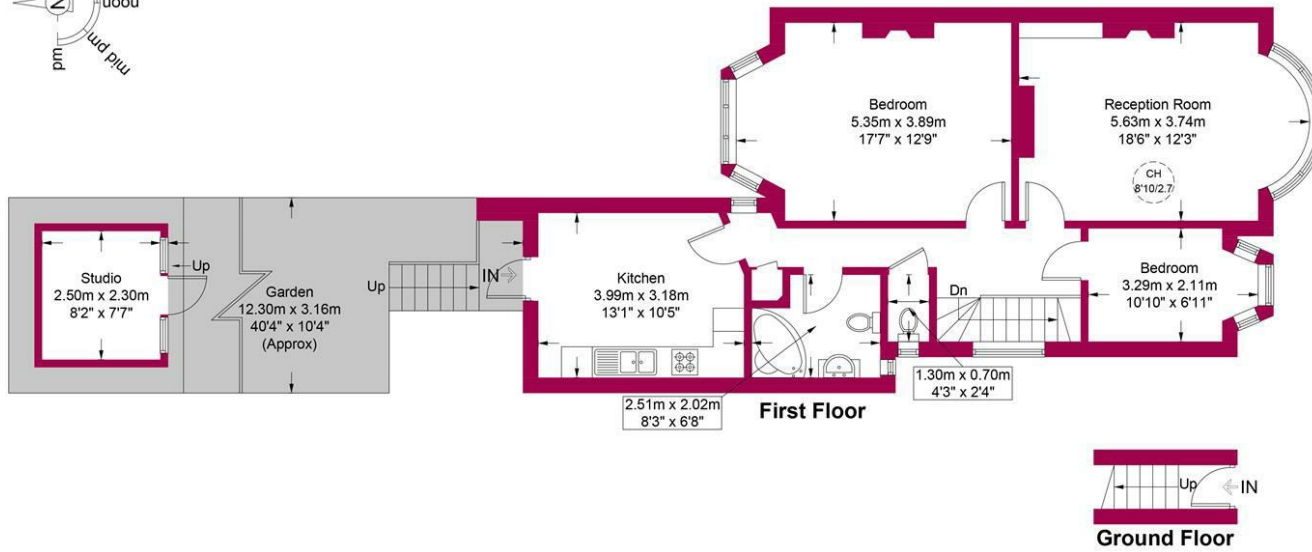
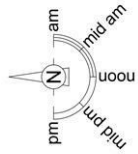
For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



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Approximate Gross Internal Area = 937 sq ft / 87.1 sq m

Studio = 61 sq ft / 5.7 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>62</b>
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team  
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