

Fox Lane, Palmers Green, London, N13

Available

£495,000 (Freehold)

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Spacious, 3-bedroom first floor Edwardian conversion, with driveway and Share of Freehold.

Nestled in the charming area of Fox Lane, on the sought after Lakes Estate in Palmers Green, this delightful Edwardian flat conversion offers a perfect blend of modern living and classic elegance. Boasting three spacious bedrooms, this property is ideal for families or professionals seeking a comfortable and stylish home. The flat features a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is the abundance of character, highlighted by three feature fireplaces that add warmth and charm to the living spaces. The high ceilings create an airy atmosphere, enhancing the sense of space throughout the flat. The property also includes a beautiful bay window in the lounge, and a feature balcony off the third bedroom.

The freehold of the entire building offers added security, and peace of mind for future owners.

For those with vehicles, the property comes with parking for one vehicle, along with a driveway and a front garden, complete with flower beds, and a useful power point that adds to the overall appeal and convenience.

The loft provides exceptional storage space, and huge potential to extend, subject to the usual permissions.

The Lakes Estate, Palmers Green

Characterized by its wide, tree-lined avenues and magnificent Edwardian architecture, The Lakes Estate stands as one of North London's most coveted residential enclaves. Developed at the turn of the 20th century, this exclusive conservation area effortlessly blends timeless period charm with a sophisticated, community-focused lifestyle.

Tenure: Share of Freehold
Lease term: New 999-year terms on completion
Service Charge: N/A
Ground Rent: N/A
Local Authority: Enfield
Council Tax Band: D

Front Garden/Driveway
Block paved driveway with flower beds, mosaic tiled step with original coal shoot feature, access to:

Communal Hallway
Original Edwardian front door, secondary double doors, tessellated mosaic tiled floor, doos to both flats

Private Entrance

First Floor Landing
Radiator, picture rail, coving to ceiling, original stain glassed loft hatch, original built in storage cupboards, original airing cupboard. doors to all rooms

Lounge
Original wood framed bay window to front aspect, double radiator, dado rail, feature fire place, wall lights, coving to ceiling

Kitchen
Double glazed window to side aspect, matching range of wall and base units with solid work surfaces over, inset sink with mixer tap and draining grooves, plumbed spaces for appliances including dishwasher washing machine cooker and fridge freezer, extractor hood, tiled splash backs, coving to ceiling

Bedroom 1
Double glazed windows to rear aspect, double radiator, feature fire place, built in wardrobes, coving to ceiling.

Bedroom 2
Double glazed bay window to rear aspect, feature fire place, picture rail, built in storage, double radiator, range of built in wardrobes

Bedroom 3
Double French doors onto private balcony, picture rail, coving to ceiling, double radiator,








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Bathroom
Double glazed opaque window to side aspect, hand basin with mixer tap and storage under, bath with mixer tap, retractable shower screen and shower over, heated towel rail, fully tiled, coving to ceiling, spotlights, shaving point, underfloor heating.

Separate w/c
Opaque double glazed windows to rear to side aspect, low flush w/c, radiator, half tiled

Disclaimer
Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or








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services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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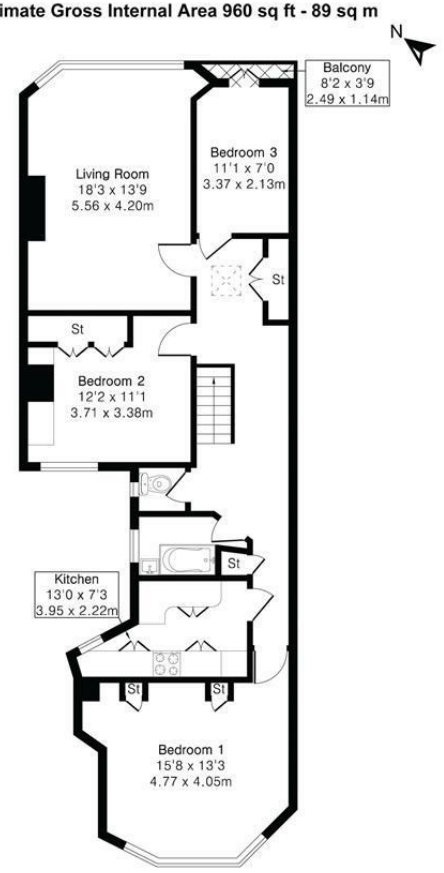

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Approximate Gross Internal Area 960 sq ft - 89 sq m



First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: D

22 Aldermans Hill, Palmers Green N13 4PN
Tel: 020 8886 0090
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

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