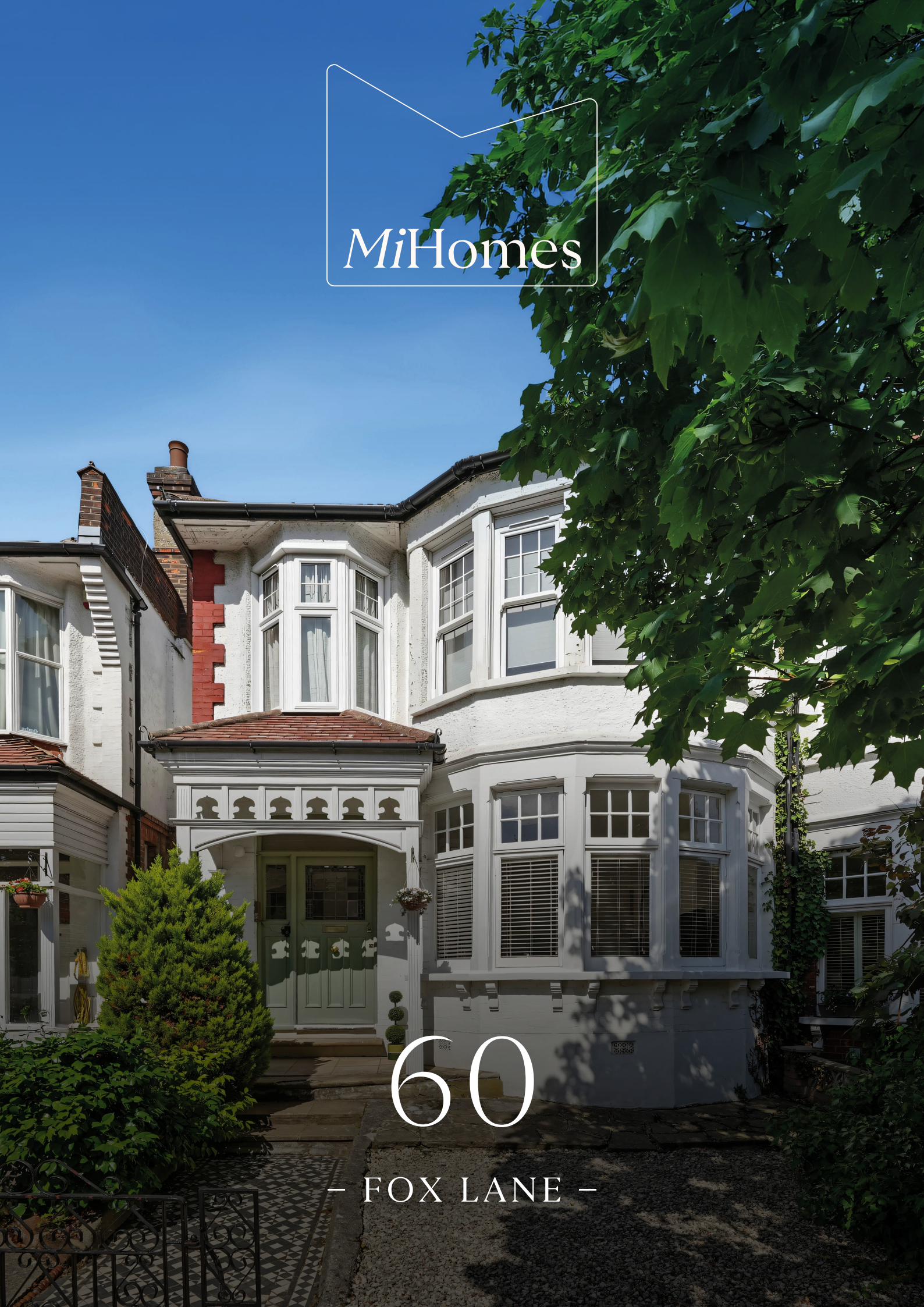


MiHomes



60

— FOX LANE —

Elegant Edwardian garden flat showcasing beautiful period features and generous living space.

Offers in excess of £475,000

Occupying the ground floor of an elegant Edwardian residence within the highly sought-after Lakes Estate Conservation Area, this exceptional one-bedroom garden flat offers an impressive 806 sq. ft of beautifully presented living accommodation, seamlessly blending period grandeur with contemporary comfort.



This immaculate home is rich in original character and enjoys wonderfully proportioned rooms throughout.

The accommodation is entered via a welcoming hallway which leads to a stunning front reception room, centred around a beautiful feature fireplace and enhanced by a large bay window that floods the room with natural light. Hardwood flooring, intricate corning and an exquisite ceiling rose further enhance the room's timeless appeal.

The generous double bedroom is equally impressive, featuring original French doors opening directly onto the rear garden, complemented by beautiful stained-glass windows, decorative corning and a striking ceiling rose.

The separate kitchen is thoughtfully designed and positioned to the rear of the property, while the luxurious bathroom is fitted with an elegant four-piece suite, creating a spa-like retreat within the home.

Outside, the private rear garden provides a peaceful and secluded setting for entertaining, relaxing and al fresco dining. A useful cellar offers valuable additional storage space. Throughout the property, the abundance of retained Edwardian features, combined with impeccable presentation and tasteful décor, creates a home of exceptional charm and quality.

This is a rare opportunity to acquire a substantial period conversion of remarkable character in one of North London's most desirable residential locations.





Location

Fox Lane is one of Palmers Green's most prestigious residential roads and forms part of the highly regarded Lakes Estate Conservation Area, renowned for its beautiful Edwardian and late Victorian architecture, tree-lined streets and strong sense of community. The area is considered one of North London's hidden gems, offering period charm, green open spaces and excellent connectivity into Central London.

Palmers Green is known for its vibrant village atmosphere, centred around Green Lanes, with an excellent selection of independent cafés, restaurants, delicatessens, bakeries, wine bars and local boutiques. Its diverse mix of cuisines and family-run businesses creates a welcoming and cosmopolitan feel.

The property is within easy walking distance of Broomfield Park, offering landscaped gardens, ornamental lakes, tennis courts, a children's playground and a popular café. Palmers Green Station is also nearby, providing regular direct services to Moorgate, making the area ideal for commuters.

Combining architectural heritage, excellent amenities, strong transport links and abundant green space, the Lakes Estate remains one of Palmers Green's most desirable places to call home.



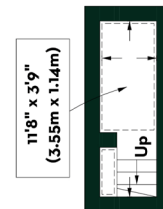
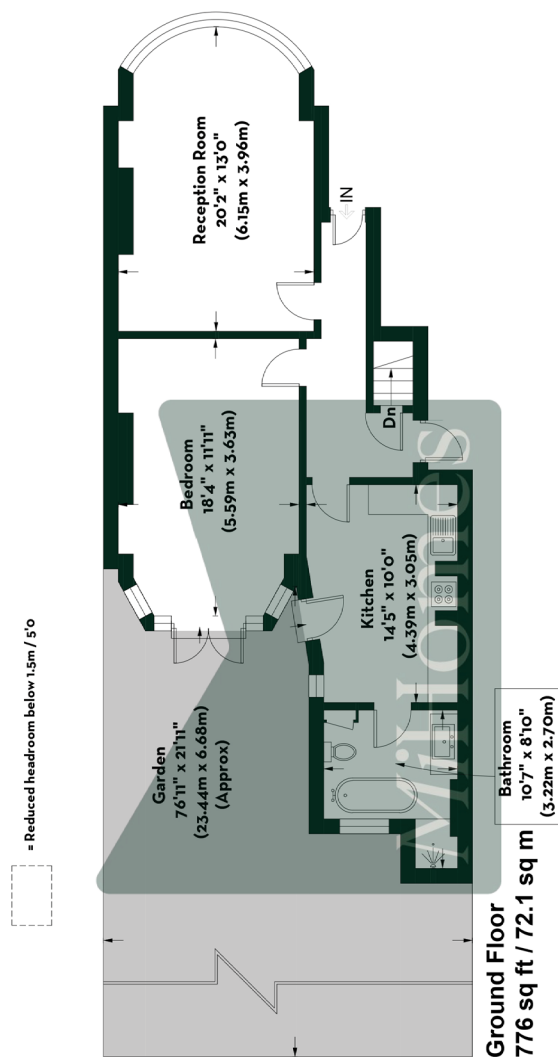
Floorplan:

60 Fox Lane, London, N13 4AR

- Lease length: 127 years approx
- No service charge or ground rent
- EPC rating: D
- Council Tax Band: Band D
- Approx. Gross internal floor area: 789 sq.ft / 73.3 sq.m
- Reduced Head Height: 31 sq.ft / 2.9 sq.m
- Total: 820 sq.ft / 76.2 sq.m

Property overview:

- Exceptional 820 sq. ft. ground floor Edwardian conversion
- Situated within the prestigious Lakes Estate Conservation Area
- Elegant bay-fronted reception room with feature fireplace
- Spacious double bedroom with French doors to the private garden
- Wealth of original period features including cornicing, ceiling roses and stained glass
- Cellar providing additional storage
- Moments from Broomfield Park, Green Lanes and Palmers Green Station
- Long lease with approximately 127 years remaining



Ground Floor
776 sq ft / 72.1 sq m

Lower Ground Floor
44 sq ft / 4.1 sq m

This plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1317567)

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