

FOXGROVE

SOUTHGATE - N14

THOMAS
JAMES

ESTATE AGENTS



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JAMES

- SPACIOUS 1 BED APARTMENT
- OPEN PLAN LIVING/DINING ROOM
- LONG LEASE OVER 900+ YEARS
- RESIDENT SHARED PARKING
- OWN GARAGE
- LANDSCAPED SHARED GARDENS



FOR SALE
£325,000
SHARE OF FREEHOLD

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SPACIOUS 1 BED APARTMENT

£325,000

PROPERTY DESCRIPTION

Nestled at the end of a quiet cul-de-sac, this spacious one bedroom apartment on the first (top) floor of a modern low rise block is in a fantastic location just around the corner from Broomfield Park and within easy walking distance of the shops and station in Palmers Green. The development is set in landscaped grounds including large areas of lawn and trees, and a car park for residents. The apartment also has its own garage.

This purpose-built apartment has a great sense of light and space, with a considered layout and optimal room sizes. All-white décor maximises light and is complemented by wood finishes, including parquet flooring in the hall, living room and bedroom.

There's excellent flow, with doors from the central hallway leading directly to the bedroom, bathroom, and main open plan living space. This lovely room has ample space for lounge and dining areas, and plentiful natural light thanks to the wall of double glazed picture windows with great green views. The same leafy views can be enjoyed from the kitchen, accessed via a convenient open doorway.

The kitchen has been thoughtfully put together. It has a range of matching wood furniture; a freestanding double sink unit with a ceramic sink, a double floor unit with open shelves, and wall unit. Smart white metro-tiles line the walls up to splashback height, there's a solid wood worktop with space (and plumbing) beneath for freestanding appliances, and open shelves and a deep windowsill are ideal for smaller items or plants.

The double bedroom easily accommodates a large double bed and bedroom furniture, and has picture windows fitted bespoke plantation shutters frame the view of nearby trees.

The bathroom is mainly tiled and has a fitted bath and a freestanding washbasin and WC. Two high level windows provide good natural light and ventilation, and the deep shelf below is great for storage and display.

COUNCIL TAX BAND: C
Enfield Council

GROUND RENT: 0
SERVICE CHARGE: £1,334

LEASE: 900+ YEARS
SHARE OF FREEHOLD



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There's plenty of space for storage throughout, and the hallway has a full height built-in cupboard. The apartment is double glazed and has gas central heating. It also has a long 900 year plus lease. Outside there are landscaped gardens, a residents' car park and, to the rear of the development, a garage block.

LOCAL LIFE

This is a super-convenient location with everything you need within easy walking distance. This includes a wide range of shops, services and entertainment options in the neighbourhood centre Palmers Green just half a mile away.

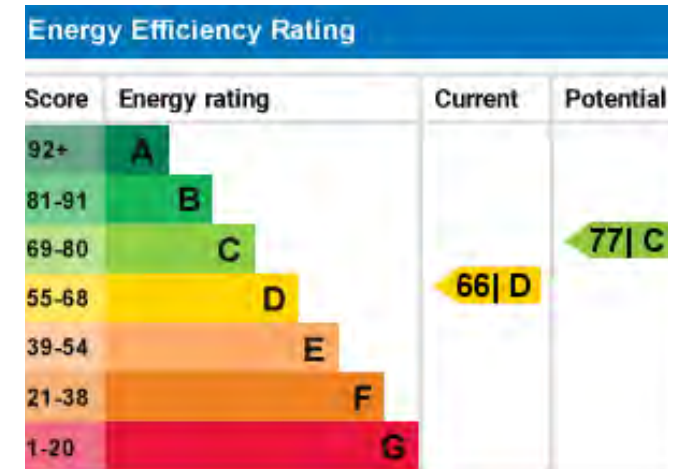
Palmers Green train station is a 14 minute walk. There are regular services to King's Cross (22 minutes), Old Street (25 min) and Moorgate (29 min), with connections to the Piccadilly and Victoria tube lines at Finsbury Park (5 stops).

Broomfield Park is literally around the corner. This fantastic local resource has three lakes, a model boat pond, bandstand, conservatory, and community orchard as well as various sports facilities and fabulous far-reaching views of Alexandra Palace and the central London skyline.

VIDEO



TRANSPORT



All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

Garage
11.74 sq.m. (126.37 sq.ft.) approx.

First Floor
42.90 sq.m. (461.77 sq.ft.) approx.



Garage
16'1 x 7'11
(4.89 x 2.40)

Reception /
Dining Room
15'8 x 11'4
(4.77 x 3.45)

Kitchen
10'1 x 6'5
(3.07 x 1.95)

Bathroom
6'8 x 6'4
(2.03 x 1.93)

Bedroom
11'4 x 9'2
(3.45 x 2.79)

C

IN

TOTAL FLOOR AREA : 54.64 sq.m. (588.14 sq.ft.) approx.

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