



## ONE FOX LANE

A selection of one and two bedroom apartments | Palmers Green

**Anthony Webb**  
ESTATE AGENTS







# Luxury living in Palmers Green

## ONE FOX LANE

A stylish and contemporary four storey apartment block in the heart of Palmers Green.

One Fox Lane offers 54 apartments designed to complement the locally listed architecture of this historic building. The redevelopment of the site will offer a refurbished gastro pub on the doorstep, ground floor gym, private parking, and a landscaped garden.

### Specifications:

#### Flooring

- Engineered timber flooring to hallway and reception rooms - Oak winter grey
- Carpet to all bedrooms

#### Heating / plumbing

- Underfloor heating throughout

#### Lighting

- Recessed down lighters
- Brushed chrome sockets and switches with white insert throughout

#### Kitchen

- Schroder handleless kitchen
- Quartz stone worktop, polished finish
- Ceramic hob with cooker hood
- Built in microwave oven/grill
- Electric fan oven
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel sink with brushed Nickel mixer tap

#### Bathroom

- Stone resin shower trays\*
- Fitted vanity units, bathroom cabinets\*
- Wall mounted WC
- White trojan bath
- Bagno design mono mixer in chrome finish
- Merlyn pivot shower enclosure to en-suite\*
- Roma shower screen to main bathroom
- Porcelain tiles to floors and walls
- Chrome finish heated towel rail

\*where applicable





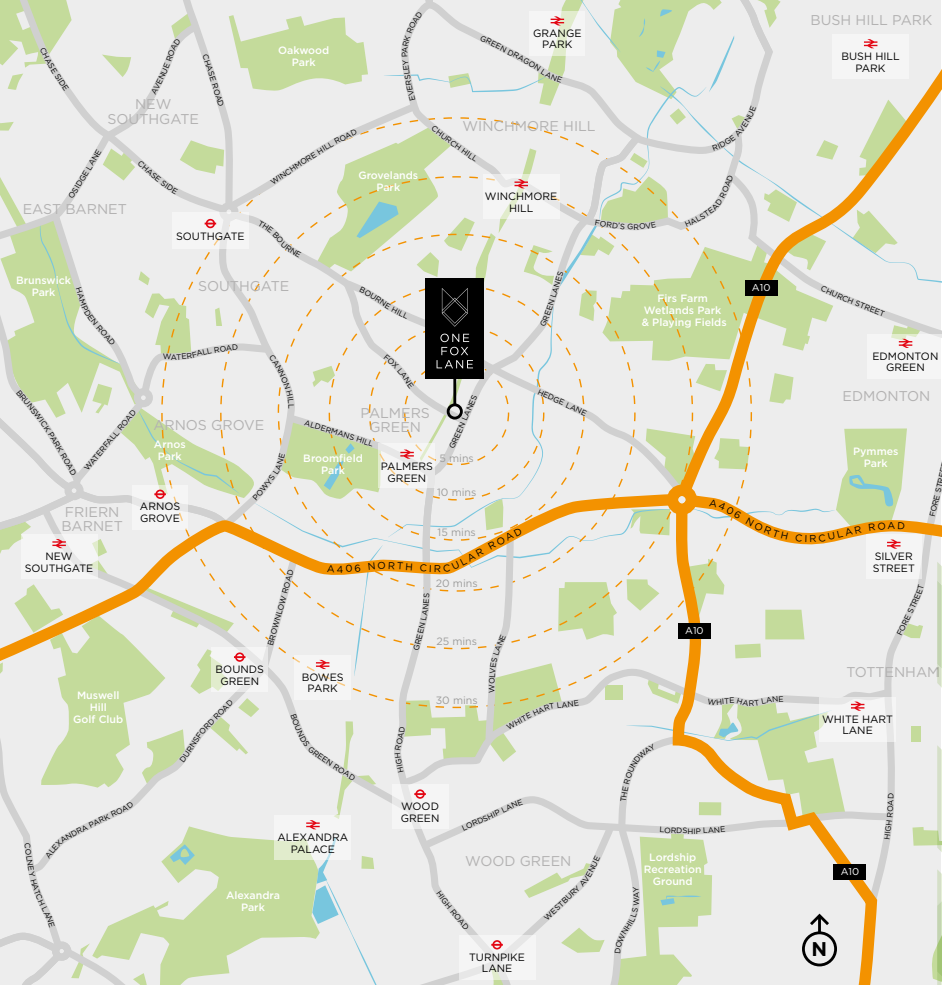
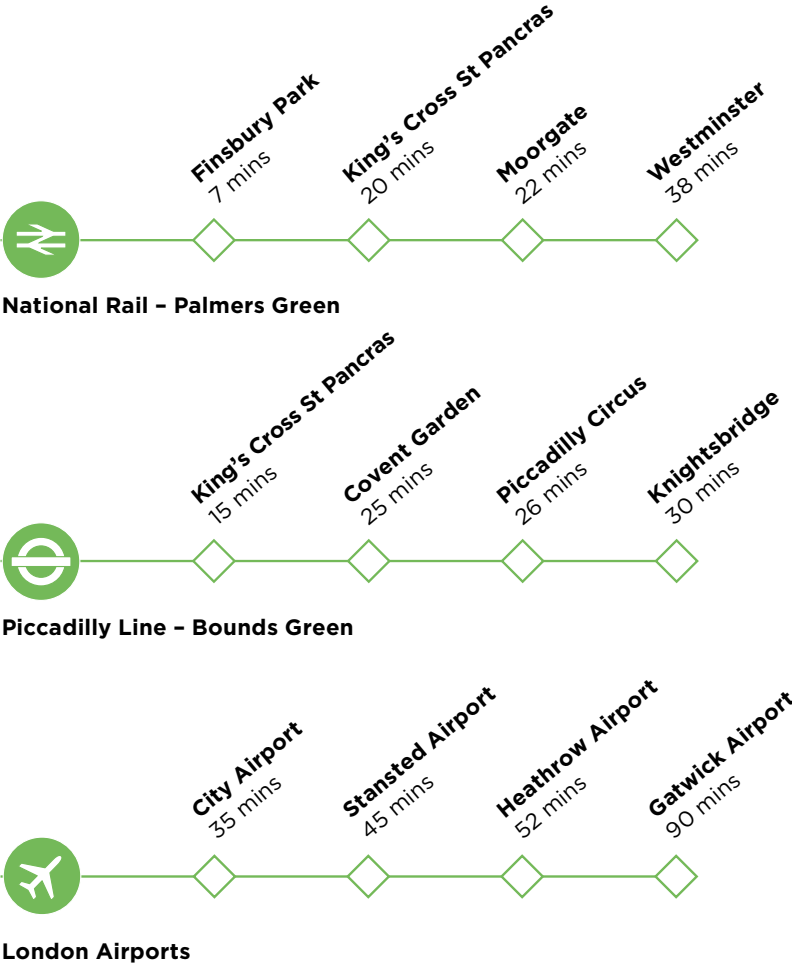
# Outside space

## ONE FOX LANE

Urban living on the edge of suburbia, One Fox Lane offers a desirable design-led residence with no compromise on style. Each apartment is beautifully finished to a high specification with the fourth floor enjoying views across the iconic London skyline. Externally, this development will have beautifully maintained communal gardens.

Palmers Green feels like a village but with all the benefits of easy access to central London. High street names share space with independent cafés and restaurants while green spaces abound. You can enjoy all that is available in the locality or take advantage of the wonderful neighbouring areas of Southgate and Winchmore Hill.

With secure private parking (by separate negotiation) and cycle storage on site, you do not need to rely on public transport to explore the local area.



### ADDITIONAL INFORMATION:

- ONE FOX LANE consists of 54 units, with lift access
- Estimated completion date December 2021
- BUILDING WARRANTY 10 YEARS BY ICW International construction warranties
- GROUND RENT peppercorn
- SERVICE CHARGE estimated to be under £3 per square ft
- TENURE Leasehold 999 years
- PARKING AVAILABLE FOR SELECTIVE APARTMENTS FROM £15,000

COUNCIL TAX RATES BY BAND			
Band*	2020/21	2021/22	Rate change
A	£1,130.56	£1,196.98	5.9%
B	£1,318.99	£1,396.48	5.9%
C	£1,507.41	£1,595.97	5.9%
D	£1,695.84	£1,795.47	5.9%
E	£2,072.69	£2,194.46	5.9%
F	£2,449.55	£2,593.46	5.9%
G	£2,826.40	£2,992.45	5.9%
H	£3,391.68	£3,590.94	5.9%

\*Every property has been allocated one of eight bands according to its capital value as of 1 April 1991.

Source: Council tax data from Enfield County Council



# ONE FOX LANE

PALMERS GREEN, LONDON

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Dominvs Group is a privately-owned family business made up of industry leading professionals. Together they drive the business and strive for the highest standards of design and build which has been instrumental in the company achieving extraordinary growth in the Residential, Commercial and Hospitality sectors each with dedicated management, risk and reward dynamics and growth objectives. Our residential business is focused solely on prestige properties. Characterised by exceptional design and execution, we create exclusive residences.

Anthony Webb Estate Agents

Tel +44 (0)20 8882 7888

348 Green Lanes, London N13 5TJ

[palmersgreen@anthonywebb.co.uk](mailto:palmersgreen@anthonywebb.co.uk)

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