



ONE FOX LANE
PALMERS GREEN, LONDON



N13



Welcome to One Fox Lane

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A stylish and contemporary 4 storey apartment block in leafy Palmers Green ready to be called “home”.

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.

A five minute walk to Palmers Green train station and just 25 minutes in to central London, One Fox Lane offers the best of both worlds.



CGI is indicative only

A village in the city



CGI is indicative only

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's available in the locality or take advantage of all the wonderful neighbouring areas.



Stylish interiors

Urban living on the edge of suburbia, One Fox Lane offers a desirable design-led residence with no compromise on style. Each apartment is finished to a high specification with the top floor enjoying views across the iconic London skyline.

With secure private parking (by separate negotiation) and bike storage on site, you don't need to rely on public transport to explore your new surroundings.

Specification

Internal finishes

- Naturdor walnut front door
- Brilliant white matt emulsion to walls and ceiling
- Viacama White internal doors satin finish
- Architraves and skirting board in eggshell finish
- Brushed chrome ironmongery throughout
- Storage/utility cupboard to hallway housing washer drier

Floor coverings

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

Heat and lighting

- Underfloor heating throughout
- Recessed downlighters throughout
- Brushed chrome sockets and switches with white insert throughout

Kitchens

- Schroder handleless kitchen with Quartz stone worktop in polished finish
- Ceramic hob with cooker hood above
- Built in microwave oven/grill
- Electric fan oven
- Integrated fridge/freezer

- Integrated Dishwasher
* check with sales team for size
- Stainless steel sink with brushed Nickel mixer tap
- Note all appliances are by Hoover

Bathrooms and En-suites

- Stone resin shower trays
* where applicable
- Fitted vanity units, Bathroom cabinets
* where possible
- Wall mounted WC
- White trojan bath
- Bagno design mono mixer in chrome finish
- Merlyn pivot shower enclosure to En-suite
* where applicable
- Roma shower screen to main bathroom
- Porcelain tiles to floors and walls
- Knightsbridge dual voltage toothbrush/shave socket
- Chrome finish heated towel rail

Bedrooms

- Fitted wardrobes to principal bedroom to include a mirror

Outside space

- A mix of private balconies and terraces
* on selected apartments
- Communal garden



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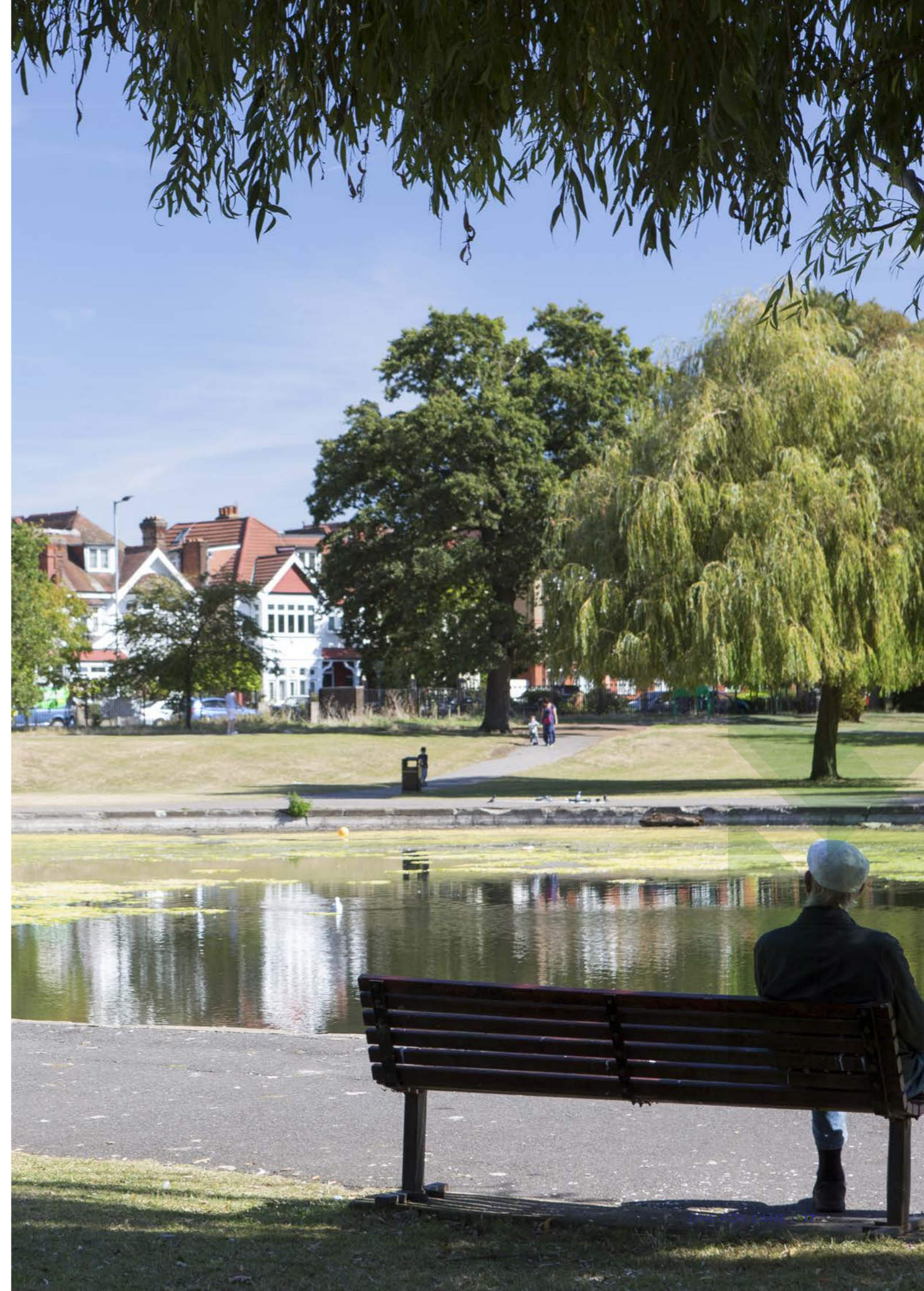
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The neighbourhood



Palmers Green is a popular suburban area in north London benefiting from large parks, extensive amenities and good schools. The train station provides connections into central London: **Moorgate**, **King's Cross St Pancras** and **Finsbury Park** are all easily accessible.

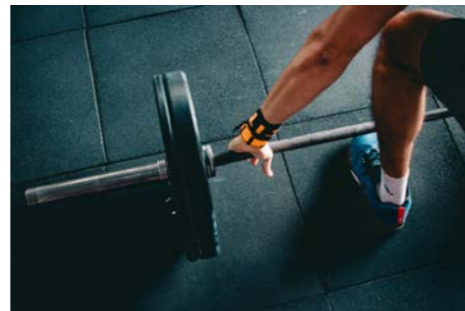
The new Crossrail stations are located at **New Southgate**, **Wood Green** and **Angel Road** and are all within a short drive or bus journey.



The perfect weekend

Saturday

1. Start slow and enjoy your first coffee of the morning on your balcony with nothing but the weekend stretching out ahead of you.
2. Get moving with a fun fitness class or tough it out with a training session in the gym conveniently located on the ground floor.



3. Class done, you can head back upstairs to the privacy of your own luxury bathroom for a well deserved long, hot shower.
4. Time for a visit to neighbourhood favourite, Starfish Loves Coffee, serving freshly roasted coffee, all-day brunch, and waffles.
5. After a satisfying lunch, catching up with local faces, and running some errands, you're all set to get ready for a night out.



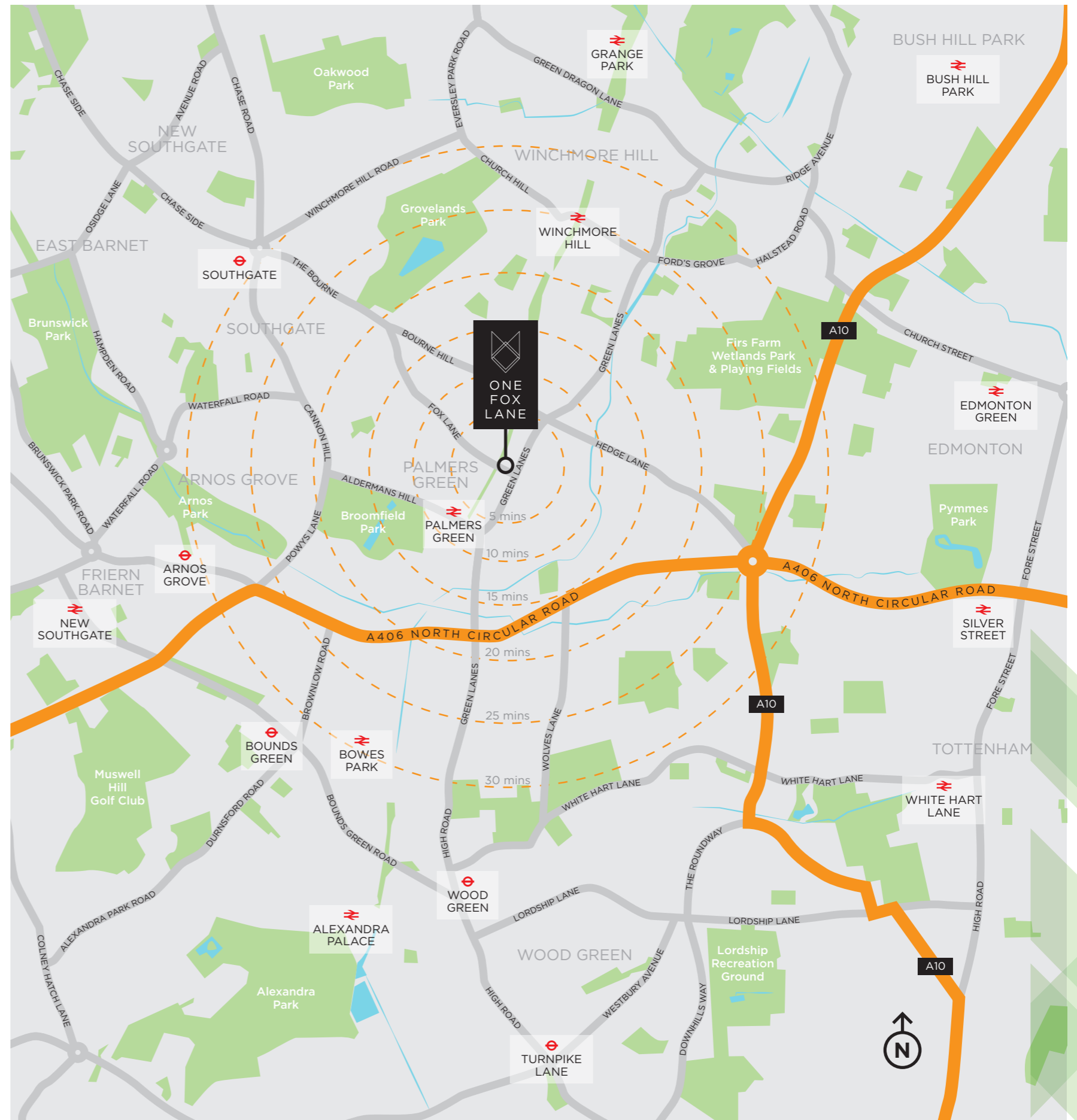
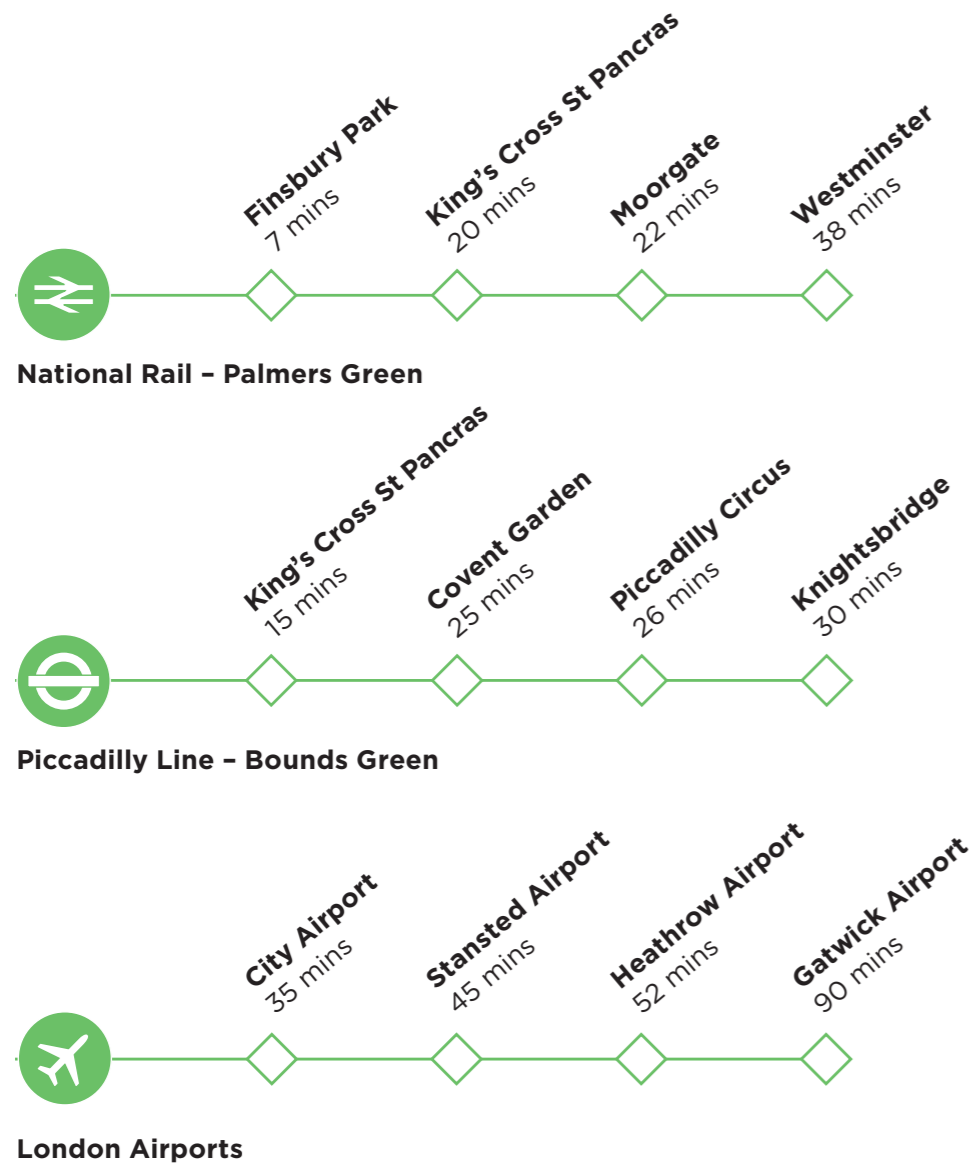
Sunday

1. Take it easy with a lie-in and breakfast in bed before strolling to the Green Flag-awarded Grovelands Park where you can take in natural meadows, the lake and tranquil woodland stream.
2. Onwards to The Sidings farmers' market in Winchmore Hill, where you can buy excellent locally sourced produce, enjoy a bite to eat, and pick up ingredients for a simple home-cooked roast dinner.



3. Sundays are for relaxing and you can do just that in the knowledge that you've bought a beautiful new home at One Fox Lane with no DIY or decorating required. Perfect!

Conveniently located



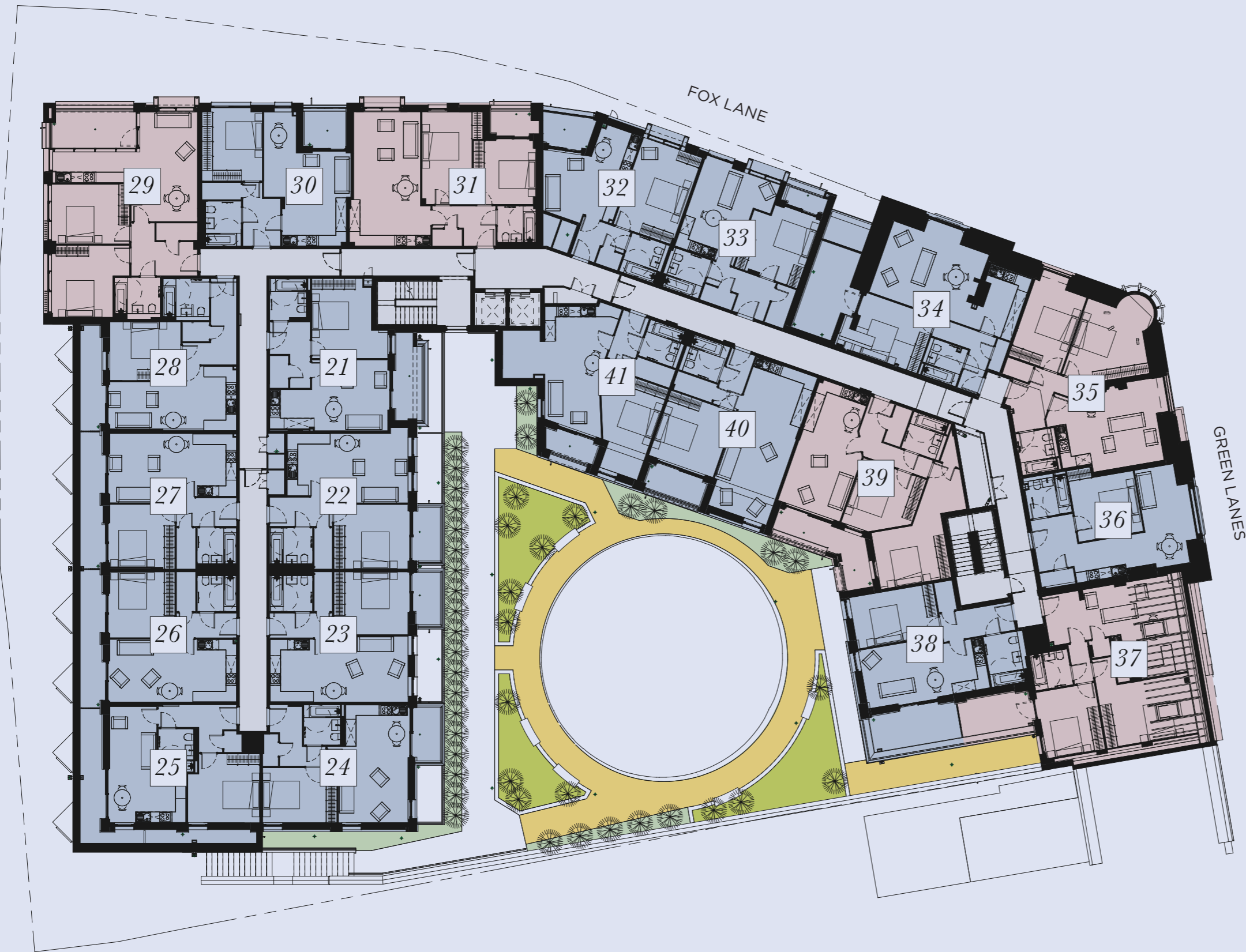


First floor apartments

Apartment No.	GIA Sq.m	GIA Sq.ft	No. of beds
1	51.4	553.6	1
2	53.3	573.3	1
3	54.1	582.6	1
4	70.3	756.8	2
5	53.7	578.0	1
6	63.8	687.1	1
7	66.5	715.6	1
8	59.2	637.0	1
9	79.2	852.4	2
10	53.0	570.8	1
11	71.2	766.5	2
12	48.5	522.5	1
13	73.5	791.0	2
15	82.9	892.6	1
16	69.6	749.3	2
17	49.1	528.7	1
18	71.4	768.2	2
19	52.2	561.8	1
20	54.4	585.8	1

Apartment type

- 1 Bedroom
- 2 Bedroom



Second floor apartments

Apartment No.	GIA Sq.m	GIA Sq.ft	No. of beds
21	51.3	552.4	1
22	53.4	575.1	1
23	54.1	582.6	1
24	51.0	549.4	1
25	50.3	540.9	1
26	49.8	535.9	1
27	51.7	556.9	1
28	51.3	551.8	1
29	75.9	817.1	2
30	53.3	573.3	1
31	71.1	765.0	2
32	48.5	522.0	1
33	49.8	536.2	1
34	63.0	677.6	1
35	77.1	829.7	2
36	50.7	545.2	1
37	72.1	776.1	2
38	49.9	536.9	1
39	72.0	774.9	2
40	57.2	616.0	1
41	57.4	617.6	1

Apartment type
■ 1 Bedroom
■ 2 Bedroom



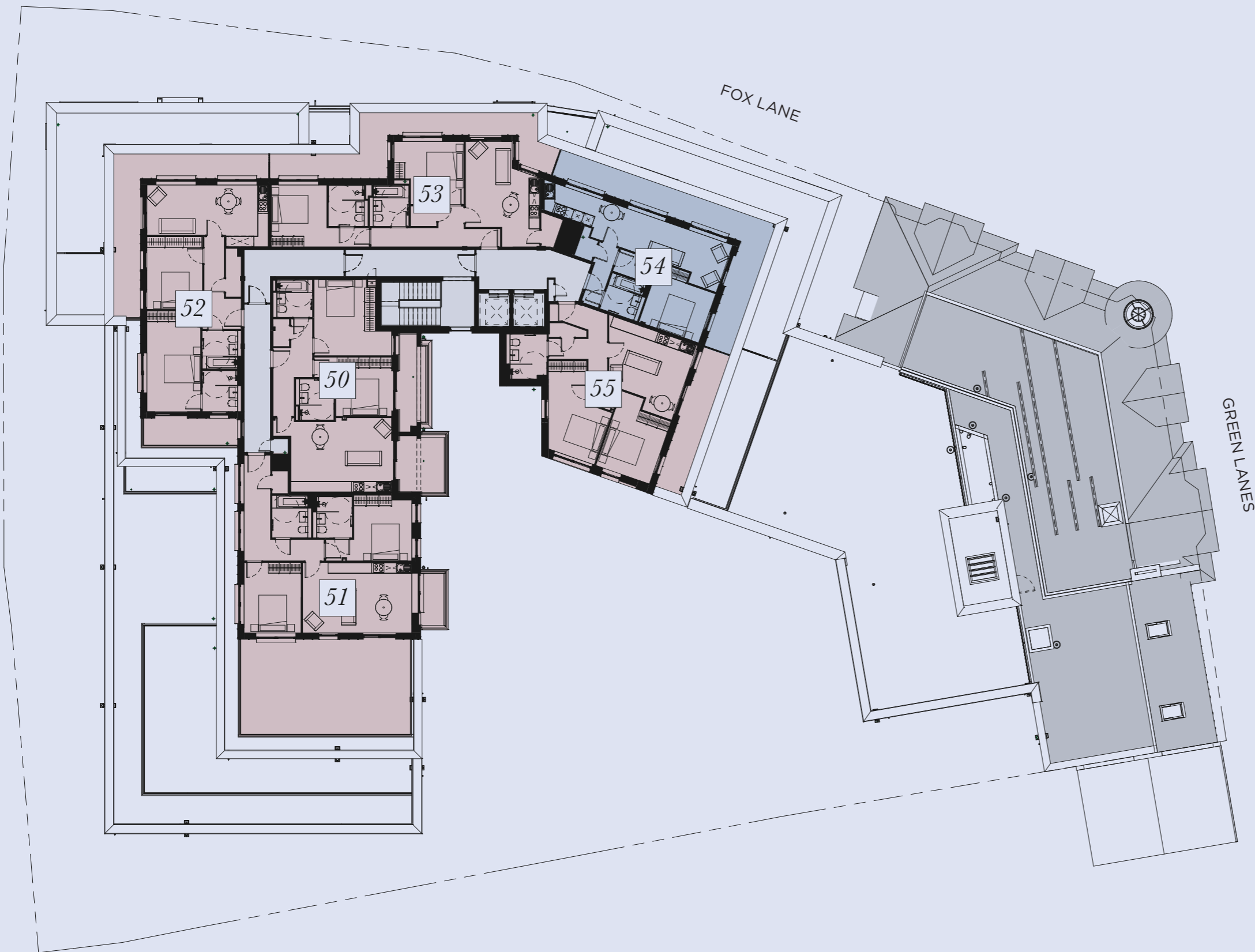


Third floor apartments

Apartment No.	GIA Sq.m	GIA Sq.ft	No. of beds
42	50.0	538.2	1
43	75.8	815.7	2
44	83.7	900.9	2
45	71.2	766.1	2
46	70.0	752.9	2
47	71.9	773.8	2
48	76.3	821.1	2
49	84.8	912.5	2

Apartment type

- 1 Bedroom
- 2 Bedroom



Fourth floor apartments

Apartment No.	GIA Sq.m	GIA Sq.ft	No. of beds
50	70.5	758.4	2
51	75.0	807.6	2
52	69.6	749.4	2
53	68.6	738.2	2
54	47.2	508.4	1
55	64.3	692.2	2

Apartment type

- 1 Bedroom
- 2 Bedroom





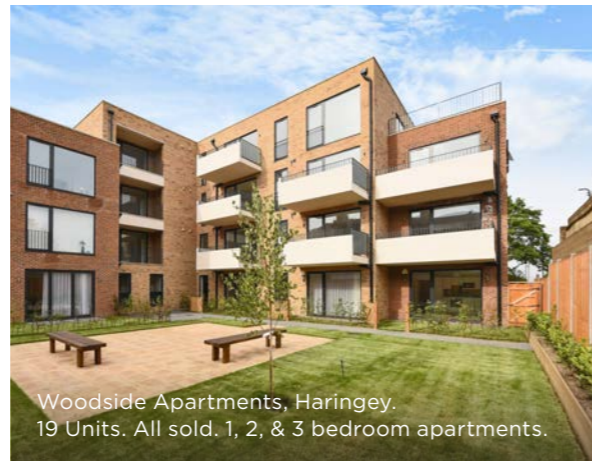
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One Fox Lane, Palmers Green.
54 units.



Willow Collection, Westminster.
1, 2, & 3 bedroom apartments.



Woodside Apartments, Haringey.
19 Units. All sold. 1, 2, & 3 bedroom apartments.

Developer

Dominvs Group

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.

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