

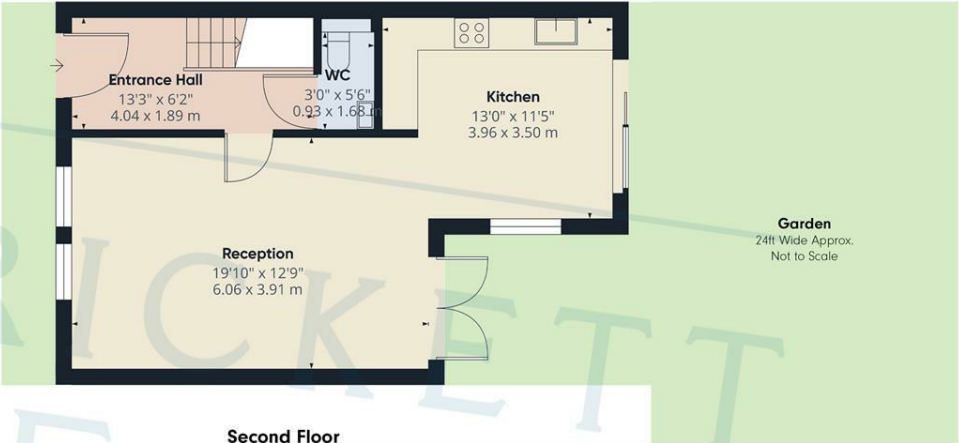


## Fortis Green Avenue, London, N2 9NA

Impressive four double bedroom family house recently built, 1400sqft, arranged over three floors. Offering two full sized bathrooms with showers and baths, and a separate guest cloakroom. The ground floor presents a beautiful open plan reception room to a fully fitted modern kitchen with dining island and doors leading to a west facing low maintenance garden. Underfloor heating throughout. Unfurnished Available immediately, Deposit - £5075. EPC B- LB Haringey Council Tax Band -G

£4,400 Per Month

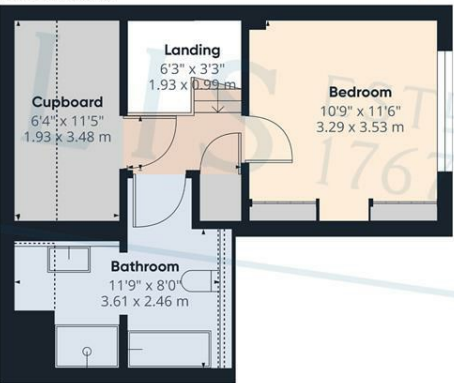
Ground Floor



First Floor



Second Floor



Approximate Gross Total Area:

1,402.54 ft<sup>2</sup>  
130.30 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC