



74 Fore Street, N18 2FF
London





kings
GROUP

74 Fore Street, N18 2FF

- Kings Are Pleased To Present This
- Two Double Bedroom Apartment With Over 750 Sq Ft Of Space
- Situated On The Third Floor With Lift Access
- Landmark Development On The Borders Of Tottenham, N17
- Open Plan Living Space With Balcony
- Modern Bathroom & Kitchen With Integrated Appliances
- Residents Parking At Nearby Trafalgar Place, N18
- 239 Year Lease, Service Charge £2,720.76pa, Ground Rent £250pa
- Chain Free
- Council Tax Band C

£339,995



KINGS are pleased to present this **IMPRESSIVE Two Double Bedroom Apartment** located within a landmark development on the borders of Tottenham, N17. This spacious property boasts a generous floor area of **OVER 750 SQ FT** and benefits from a **239 YEAR LEASE** remaining along with **RESIDENTS PARKING** at nearby Trafalgar Avenue.

Situated on the third floor with **LIFT ACCESS**, the property comprises a **OPEN PLAN LIVING SPACE** with a modern kitchen complete with integrated appliances, a **FULL WIDTH EAST FACING BALCONY** accessible from the living spaces, a modern bathroom, an en-suite to the master bedroom and a large storage cupboard. Further features include a fitted air conditioning unit and double glazing.

With Silver Street and White Hart Lane train station close by, it is well connected to the City with regular services to London Liverpool Street as well as direct access to the A10 and A406 North Circular roads. The property benefits from being just a **SHORT WALK AWAY** from **NORTH MIDDLESEX HOSPITAL** and has direct access to Fore Street with an abundance of shops, restaurants and amenities.

Council Tax Band C

Lease - 239 Years Remaining (250 Years Commencing On And Including 10 March 2015)

Service Charge - £2,720.76 Per Annum/£226.73 Per Month

Ground Rent - £250 Per Annum/£125 Every 6 Months

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

ENTRANCE HALLWAY

KITCHEN / LIVING / DINING ROOM 20' x 14'9 (6.10m x 4.50m)

BEDROOM ONE 14'9 x 10'10 (4.50m x 3.30m)

EN-SUITE 6'11 x 4'9 (2.11m x 1.45m)

BEDROOM TWO 14'6 x 8'2 (4.42m x 2.49m)

BATHROOM 7'2 x 6'11 (2.18m x 2.11m)

BALCONY





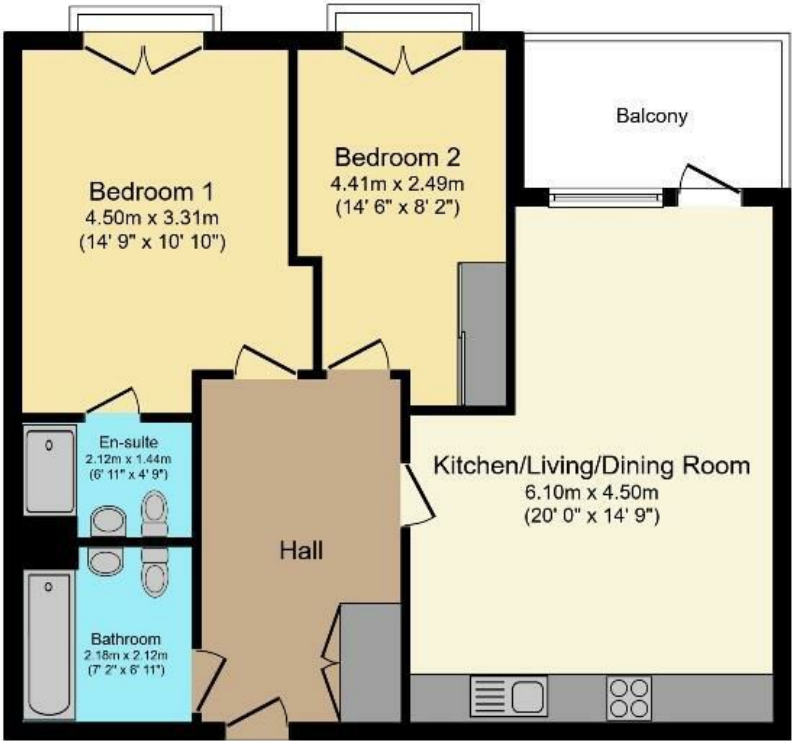
kings
GROUP



kings
GROUP



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



Third Floor

Total floor area 71.0 sq. m. (764 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

