



Fore Street, N18 2FF  
London





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## Fore Street, N18 2FF

- Kings Are Pleased To Present This
- Two Double Bedroom Apartment With Over 730 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, Ensuite, & Kitchen With Integrated Appliances
- Allocated Parking At Nearby Trafalgar Place, N18
- 239 Year Lease, Service Charge £2,796.64pa, Ground Rent £250pa
- Chain Free
- Council Tax Band C

£325,000



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 730 SQ FT and benefits from a 239 YEAR LEASE remaining along with RESIDENTS PARKING at nearby Trafalgar Avenue.

Situated on the third floor with DUAL LIFT ACCESS, the property comprises an OPEN PLAN LIVING SPACE with a modern kitchen complete with integrated appliances, a LARGE SHELTERED EAST FACING BALCONY accessible from the living space, a modern bathroom, an ENSUITE 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

EPC Rating B

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

Service Charge - £2,796.64 Per Annum/£233.05 Per Month

Ground Rent - £250 Per Annum

Parking Space - £75 Per Annum

Construction Type - Mainly Brick

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

EWS1 - Completed 2023 - B1

(Contact our office for any enquiries in relation to External Wall Fire Safety Assessment)

**ENTRANCE HALLWAY**

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

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

**BALCONY/TERRACE**

**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)**





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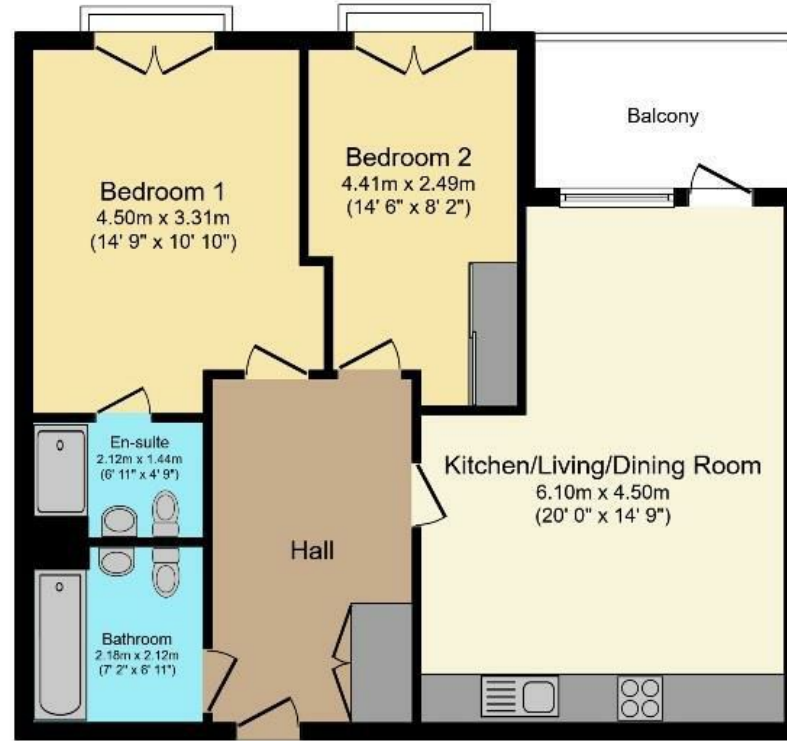
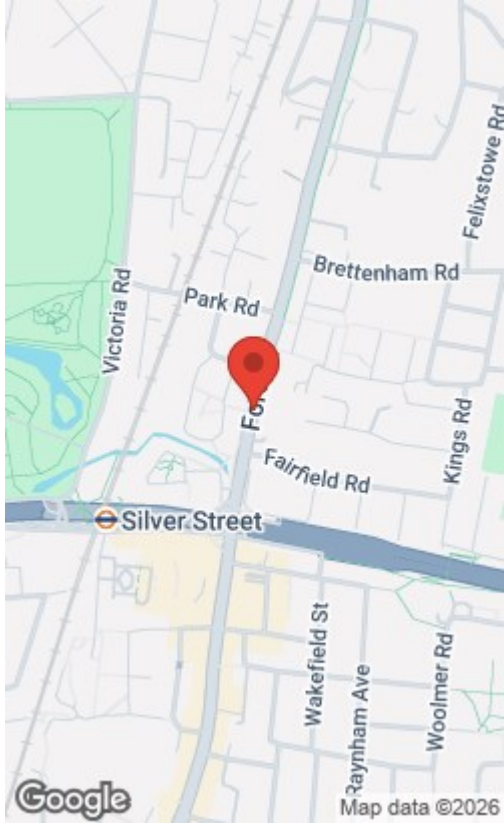
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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		



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

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T: 02083500100

E:

www.kings-group.net

