



Fore Street, N18 2YJ
London





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- Kings Are Pleased To Present This
- Two Double Bedroom First Floor Flat
- Exclusive Gated Development
- 878 Sq Ft Of Internal Space
- Plenty Of Natural Light
- Secure Allocated Parking With Remote Access
- Extended 147 Year Lease
- £0 Ground Rent, £2,227pa Service Charge
- Close To Shops & White Hart Lane Train Station
- Chain Free

£300,000



KINGS are pleased to present this LARGE TWO BEDROOM FLAT situated on the FIRST FLOOR within the exclusive and gated St James Court, with SECURE ALLOCATED PARKING and NO ONWARD CHAIN. Originally converted in the 1980's from a former church and grounds dating back to circa 1850, this property provides over 878 SQ FT OF INTERNAL SPACE in one of the area's most distinctive residential developments, blending historical features with modern living spaces.

Internally, the property offers bright and spacious accommodation throughout, with LARGE WINDOWS that bathe the rooms with NATURAL LIGHT. Comprising a generous front living room, a separate fitted kitchen, two DOUBLE BEDROOMS, and a well appointed three piece bathroom. Further benefits include gas central heating, communal grounds, remote access entry, and an EXTENDED 147 YEAR LEASE with NO GROUND RENT.

Conveniently located within easy reach of Silver Street and White Hart Lane train stations, the property offers EXCELLENT TRANSPORT LINKS into Central London, including direct access to London Liverpool Street station. The A10 and A406 North Circular are also easily accessible. Positioned just a short walk from North Middlesex University Hospital and Fore Street, residents benefit from a WIDE RANGE of shops, restaurants, and LOCAL AMENITIES on the doorstep.

Council Tax Band C

EPC Rating C

Lease - 147 Years Remaining (189 years from 25 December 1984)

Ground Rent - £0 (Peppercorn)

Service Charge - £2,227 Per Annum

Construction type - Standard (Brick, Tile)

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

Conservation Area - Fore Street South

ENTRANCE HALLWAY

LIVING ROOM 16'1 x 13'5 (4.90m x 4.09m)

KITCHEN 13'1 x 7'3 (3.99m x 2.21m)

BEDROOM ONE 17'5 x 13'5 (5.31m x 4.09m)

BEDROOM TWO 14'9 x 13'9 (4.50m x 4.19m)

BATHROOM 9'6 x 6'7 (2.90m x 2.01m)

SECURE GATED ALLOCATED PARKING









