



Fore Street, N18 2FF  
London





## Fore Street, N18 2FF

- Kings Are Pleased To Present This
- Impressive & Immaculate Two Double Bedroom Flat
- Open Plan Living Space With Large Sheltered Balcony
- Modern Bathroom, Ensuite & Fully Integrated Kitchen
- Situated On The Fourth Floor With Dual Lift Access
- Allocated Parking Space At Nearby Trafalgar Place, N18
- 239 Year Lease, Service Charge £2, 746.02pa, Ground Rent £250pa
- Landmark Development On The Borders Of Tottenham, N17
- Option To Buy Fully Furnished
- Chain Free

£325,000



KINGS are pleased to present this IMPRESSIVE and IMMACULATE Two Double Bedroom Apartment, set within a LANDMARK DEVELOPMENT on the borders of Tottenham, N17. With OVER 730 SQ FT, this spacious property provides a MODERN and WELL MAINTAINED living environment, making it an ideal purchase for first time buyers and investors alike.

Situated on the FOURTH FLOOR with DUAL LIFT ACCESS, the property comprises a bright OPEN PLAN LIVING SPACE with a fully integrated modern kitchen, a LARGE SHELTERED BALCONY providing excellent outdoor space, a CONTEMPORARY FAMILY BATHROOM, and an EN SUITE to the master bedroom. There is also the added benefit of AMPLE STORAGE throughout.

Further benefits include an ALLOCATED PARKING SPACE at nearby Trafalgar Place, a LONG LEASE with 239 years remaining, and the option to purchase the property FULLY FURNISHED. The property is also offered CHAIN FREE, allowing for a SMOOTH and EFFICIENT transaction.

Conveniently located within easy reach of Silver Street railway station and White Hart Lane railway station, 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 B

Lease - 239 Years Remaining (250 years from 10 March 2015)

Service Charge - £2,746.02 Per Annum (£228.35 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 HALL

**OPEN PLAN KITCHEN/LIVING SPACE 20'0 x 14'9 (6.10m x 4.50m)**

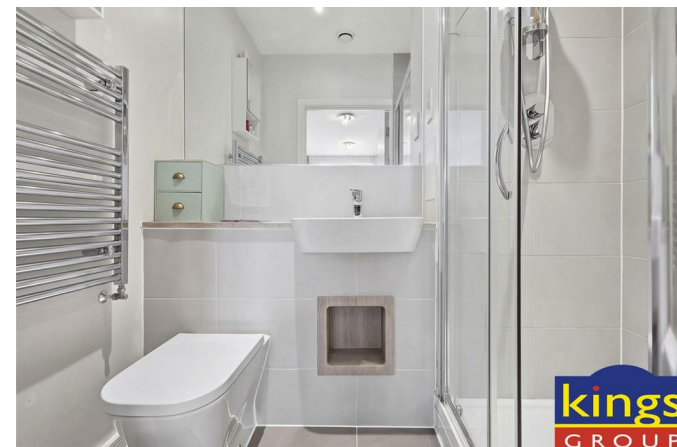
#### BALCONY/TERRACE

**BEDROOM ONE 15'1 x 9'2 (4.60m x 2.79m)**

**ENSUITE 6'11 x 4'3 (2.11m x 1.30m)**

**BEDROOM TWO 14'1 x 8'6 (4.29m x 2.59m)**

**BATHROOM 6'11 x 6'11 (2.11m x 2.11m)**

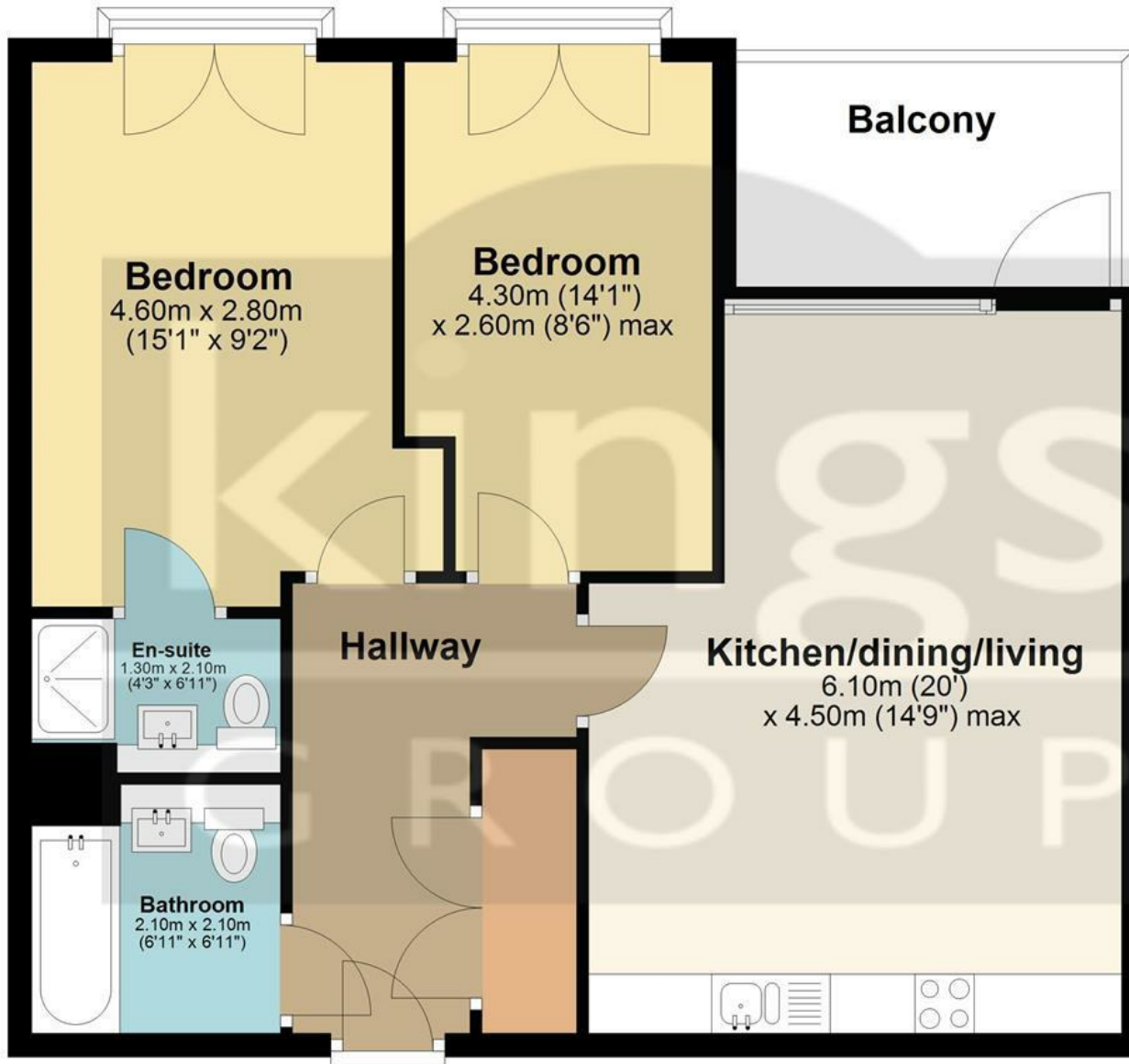






# Fourth Floor

Approx. 63.6 sq. metres (685.0 sq. feet)

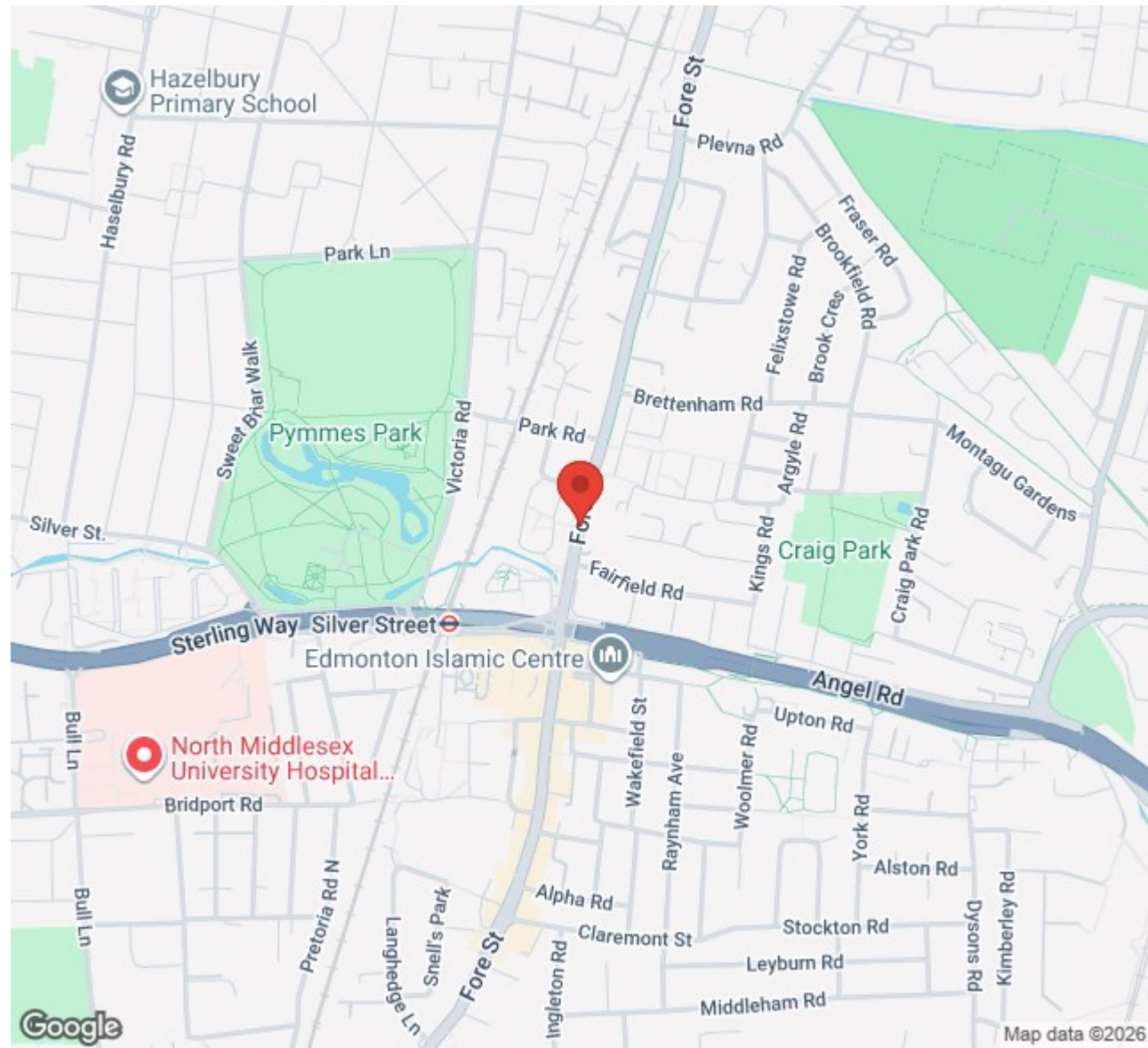


Total area: approx. 63.6 sq. metres (685.0 sq. feet)

**Prowse Court**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(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		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		



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.

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