

Fore Street, N18 2YJ
London

kings
GROUP



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- Kings Are Pleased To Present This
- Two Bedroom Flat
- Gated Church Conversion
- Secure Allocated Parking With Remote Access
- 21ft Lounge/Diner & Separate Kitchen
- Sash Windows & Gas Central Heating
- Situated On The Second Floor
- 116 Year Lease
- £250 Ground Rent, £2,227pa Service Charge
- Close To Shops & White Hart Lane Train Station

£282,500









KINGS are pleased to present this LARGE TWO BEDROOM FLAT situated on the SECOND FLOOR within the exclusive and gated St James Court, with SECURE ALLOCATED PARKING. Originally converted in the 1980's from a former church and grounds dating back to circa 1850, this property provides over 758 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, comprising a generous living room, a separate fitted kitchen, two good sized bedrooms, and a well appointed three piece bathroom. Further benefits include gas central heating, communal grounds, remote access entry, and a 115 YEAR LEASE.

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 B
EPC Rating E
Lease - 115 Years Remaining (125 years from 25 December 2016)
Service Charge - £2,227 Per Annum
Ground Rent - £250 Per Annum
Construction type - Standard (Brick, Tile)
Flood Risk: Rivers & Seas - Very low, Surface Water - Very low
Conservation Area - Fore Street South

ENTRANCE HALL

RECEPTION/DINING ROOM 21'7 x 13'9 (6.58m x 4.19m)

KITCHEN 13'9 x 6'5 (4.19m x 1.96m)

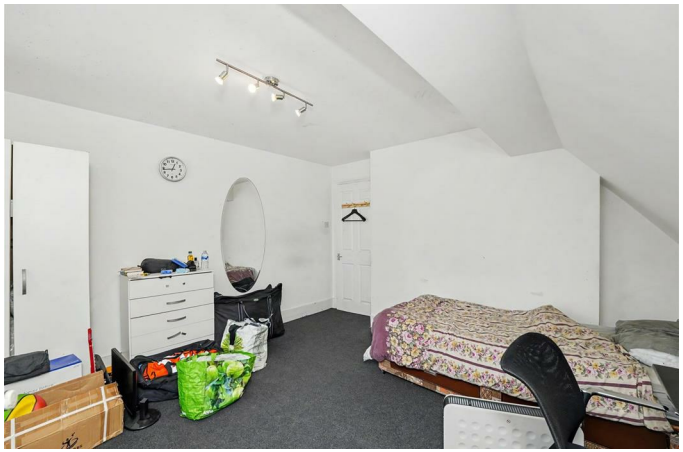
BEDROOM ONE 13'1 x 12'9 (3.99m x 3.89m)

BEDROOM TWO 10'4 x 9'8 (3.15m x 2.95m)

BATHROOM 7'2 x 5'9 (2.18m x 1.75m)

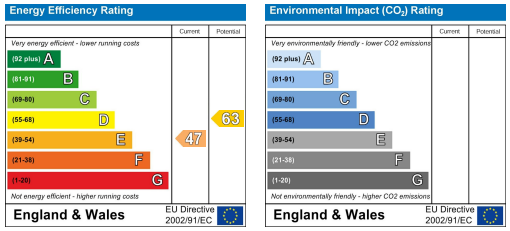


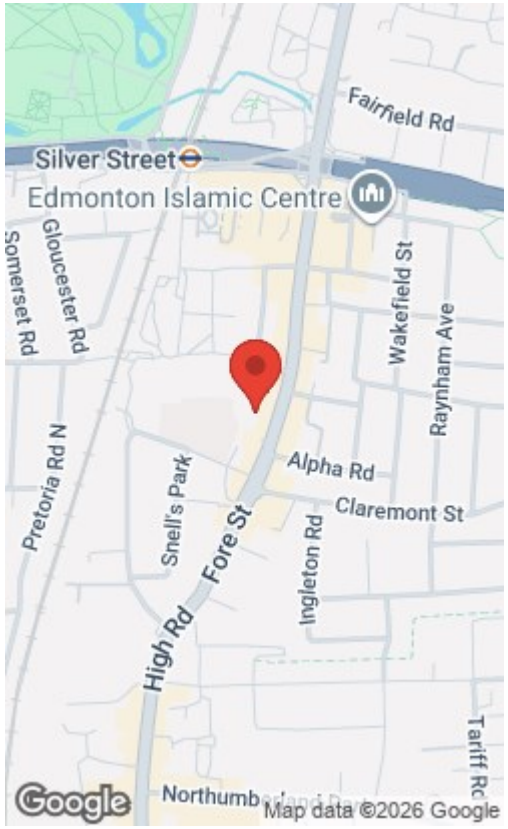














Second Floor

St.James Court

Approximate Gross Internal Floor Area : 70.40 sq m / 757.77 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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