

Fore Street, N9 0PD
London

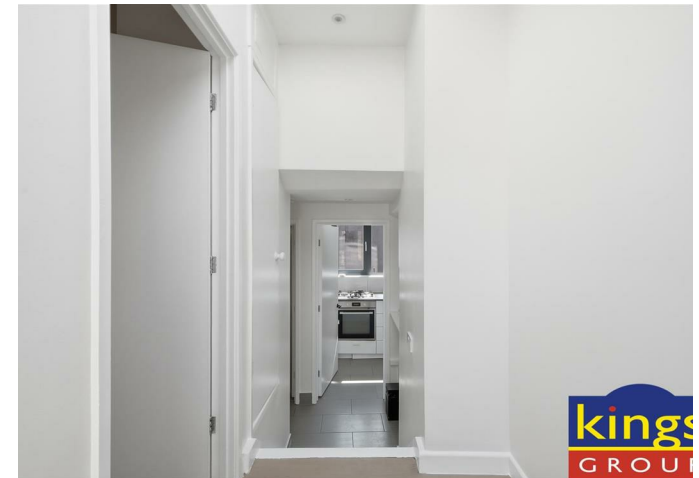




Fore Street, N9 0PD

- Kings Are Please To Present This
- Unique Two Bedroom Ground Floor Apartment
- Private Entrance & Courtyard Outside Space
- Spacious 16ft Open Plan Living Space
- Modern Kitchen & Family Bathroom
- Ensuite To Master Bedroom
- 997 Year Lease With £0 Ground Rent
- Gas Central Heating & Double Glazing
- Close To Local Shops & Transport Links
- Chain Free

£325,000



KINGS are pleased to present this UNIQUE TWO DOUBLE BEDROOM APARTMENT situated on the GROUND FLOOR with OUTSIDE SPACE, complete with a 997 YEAR LEASE and available CHAIN FREE. Discreetly positioned behind Fore Street with access via a PRIVATE ENTRANCE and courtyard, this contemporary home offers bright and well balanced accommodation, with an abundance of natural light and a modern finish throughout.

Featuring a spacious 16FT OPEN PLAN LIVING/DINING ROOM and complemented by a MODERN KITCHEN, the space further benefits from direct access to a PRIVATE COURTYARD creating an attractive outdoor area ideal for relaxing and entertaining. Leading on, there are two well proportioned bedrooms with a modern ENSUITE SHOWER ROOM to the master bedroom, together with a separate FAMILY BATHROOM for practicality. Gas central heating and double glazing ensure comfort and efficiency.

Tucked away from the hustle and bustle of Fore Street in a small modern development completed in 2019, this highly individual home offers a rare combination of privacy and convenience with local shops, amenities and transport links all within walking distance. With its private entrance, courtyard space and unique layout, this property is ideally suited to first time buyers, professionals and investors alike.

- Council Tax Band D
- EPC Rating B
- Lease - 997 Year Lease (999 years from 4th November 2024)
- Ground Rent - £0 Per Annum
- Service Charge - TBC
- Construction Type - Standard
- Year of Build - 2019
- Flood Risk: Rivers & Seas- Very low, Surface Water - Low

FRONT COURTYARD 8' x 10'10 (2.44m x 3.30m)	BEDROOM ONE 10'8 x 10'8 (3.25m x 3.25m)
ENTRANCE HALL	EN SUITE 6'1 x 4'3 (1.85m x 1.30m)
KITCHEN 5'5 x 5'9 (1.65m x 1.75m)	BEDROOM TWO 10' x 9'8 (3.05m x 2.95m)
LIVING ROOM/DINING ROOM 16'11 x 12'10 (5.16m x 3.91m)	BATHROOM 6'5 x 6'10 (1.96m x 2.08m)
REAR COURTYARD 7'9 x 7'10 (2.36m x 2.39m)	

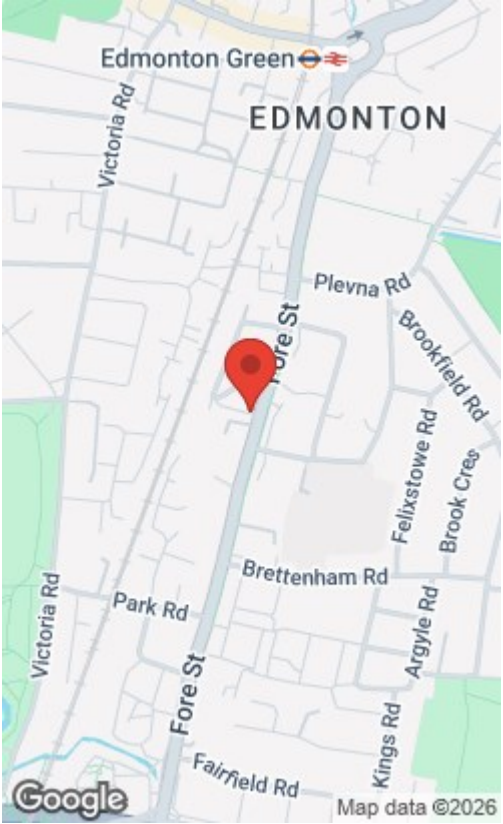




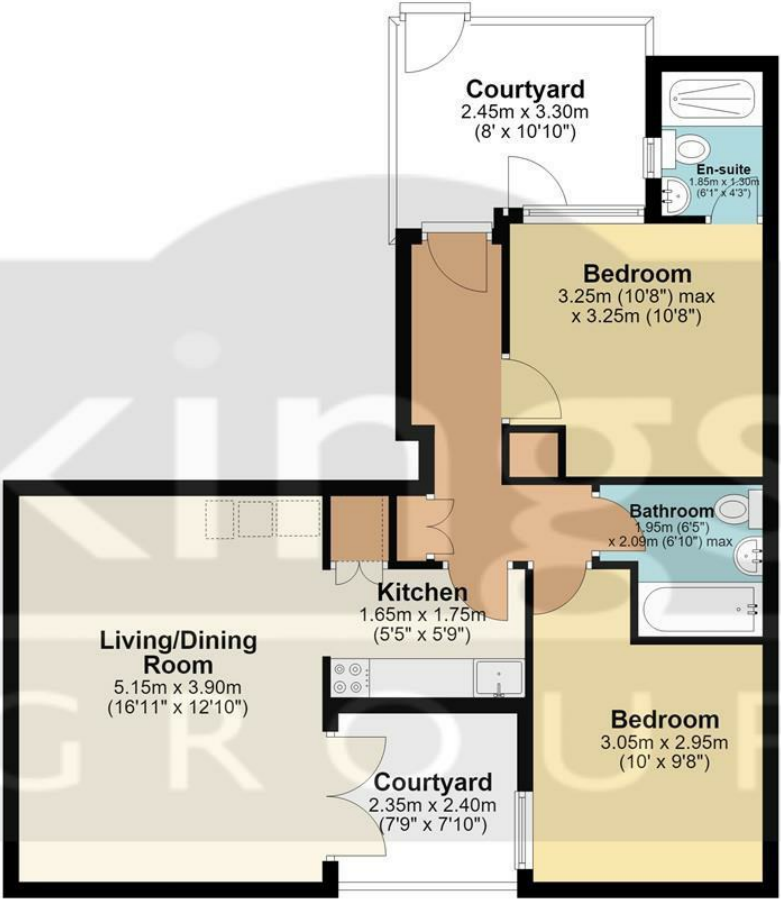




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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		



Ground Floor
Approx. 58.8 sq. metres (632.6 sq. feet)
(excluding Courtyard, Courtyard)



Total area: approx. 58.8 sq. metres (632.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

Fore Street

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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