

Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

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# Fortis Green, East Finchley, N2

## £480,000

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- Second Floor
- Modern Kitchen
- Communal Gardens
- Share of Freehold
- Communal Parking

### Nearest Stations

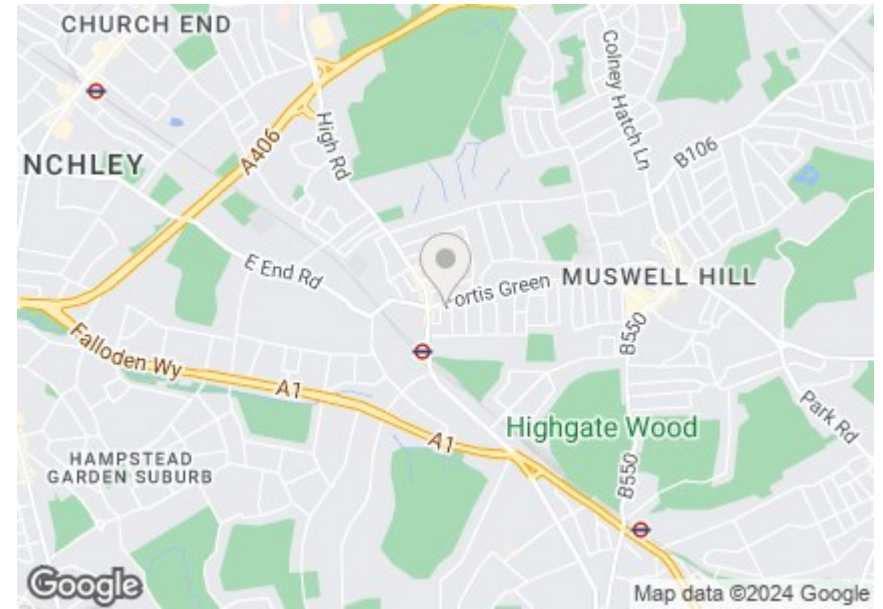
East Finchley Station 0.4 miles  
Highgate Station 1.0 miles  
Finchley Central Station 1.7 miles


### Property Description

Set back off Fortis Green and within minutes' walk of East Finchley tube station is this well presented two bedroom second floor apartment. The property benefits from an approximately 17ft reception room, a modern eat in kitchen diner, a security entryphone system and use of communal gardens. To really appreciate the size, location and potential an internal viewing is highly recommended via vendors main agents Adam Hayes Estate Agents.

### Other Information

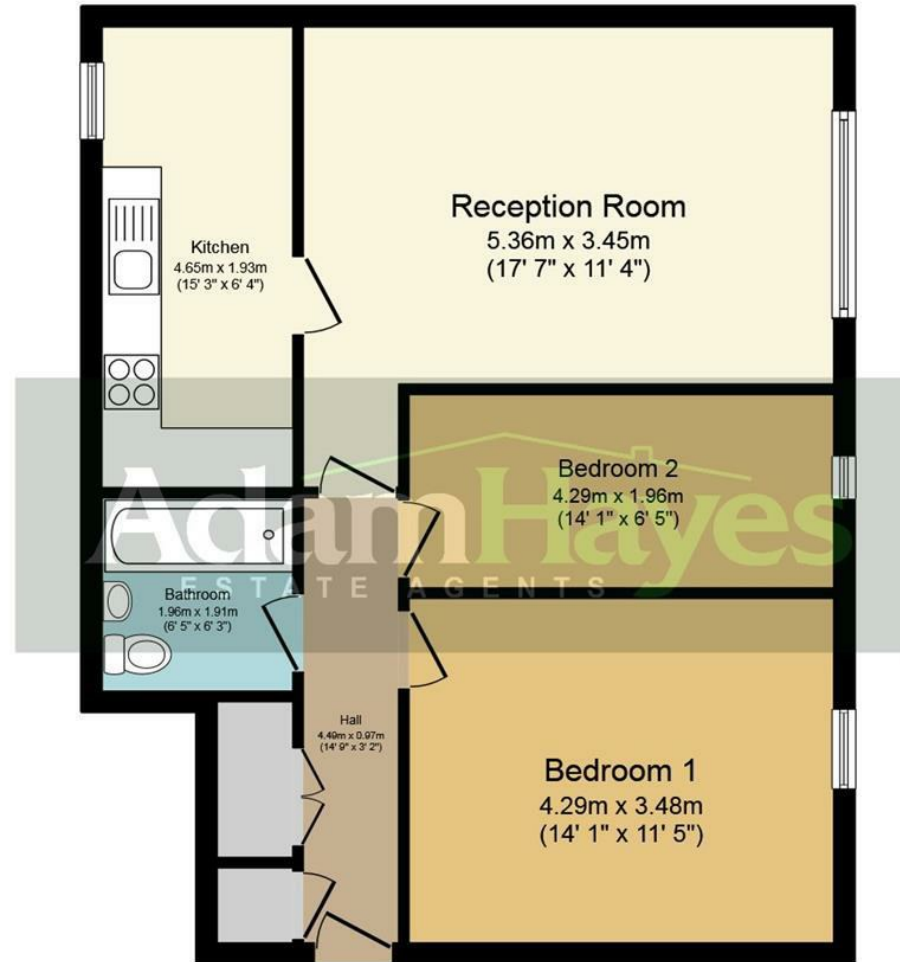
Tenure: Share of Freehold  
Length of Lease: 1043 Years  
Ground Rent: £0  
Service Charge: £1,850.00 P/A  
Council Tax Band: D



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	

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## Second Floor

Total floor area 65.3 sq.m. (703 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.