



FORSYTH PLACE, EN1 2EP



£700,000 Freehold

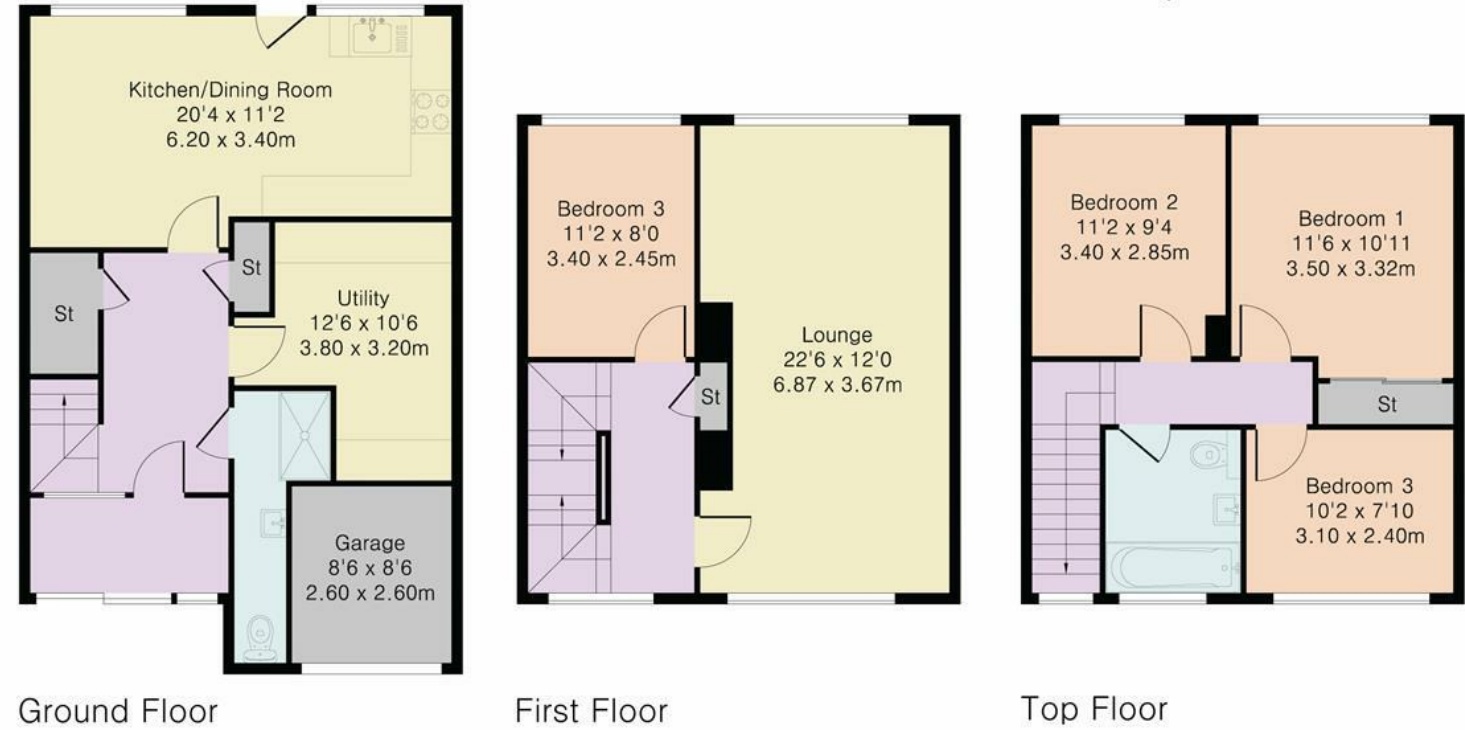
- TOWNHOUSE IN QUIET CUL DE SAC
- REFITTED FAMILY BATHROOM
- BRIGHT RECEPTION ROOM
- UTILITY ROOM
- FRONT DRIVEWAY
- FOUR BEDROOMS
- NEWLY FITTED MODERN KITCHEN/DINER
- DOWNSTAIRS SHOWER ROOM
- GARAGE/STORAGE AREA
- PRIVATE REAR GARDEN

Property Details

Mortemore Mackay are pleased to offer for sale this refurbished townhouse situated within this quiet cul de sac close to Bush Hill Park station. The accommodation is arranged over three floors and provides four bedrooms, a refitted family bathroom, a bright reception room with windows to both front and rear aspect, a newly fitted modern kitchen/diner, a utility room, a downstairs shower room and a storage area converted from within the original garage. The front has a driveway providing off street parking whilst at the rear is a private garden. There is a communal lawned/playing area within the cul de sac for use and owned by the residents.



Approximate Gross Internal Area 1517 sq ft – 142 sq m
 Ground Floor Area 601 sq ft – 56 sq m
 First Floor Area 458 sq ft – 43 sq m
 Top Floor Area 458 sq ft – 43 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

