



Fortnam Road, N19 3NR

£1,150,000 Freehold



This fantastic, realistically priced freehold, mid-terrace property contains a wealth of character throughout and offers 1724 sqft/160 sqm of living space, arranged over three floors. The house comprises four double bedrooms, two bathrooms a double reception, utility and L-shaped kitchen / dining room leading onto a private rear garden. The property would benefit from some refurbishment and modernisation but is presented in good condition and offered for sale with no onward chain.

Fortnam Road is located within walking distance of Archway underground station (Northern Line), Haver Holloway overground and

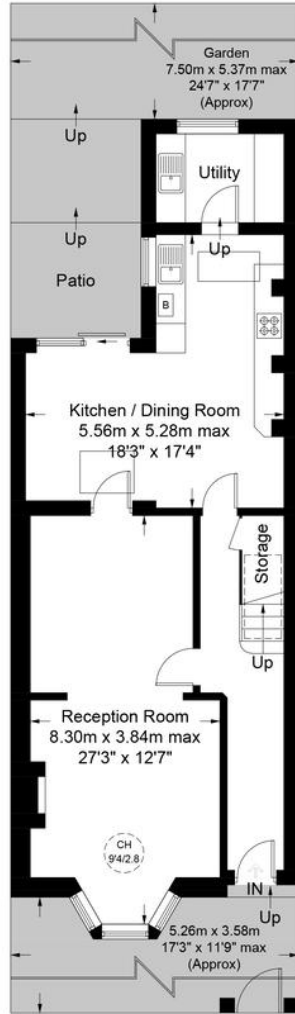
- 1724 sqft / 160 sqm
- 4 bedrooms
- 2 bathrooms
- Large reception
- L-shaped kitchen/diner
- Utility room
- Freehold
- Chain free



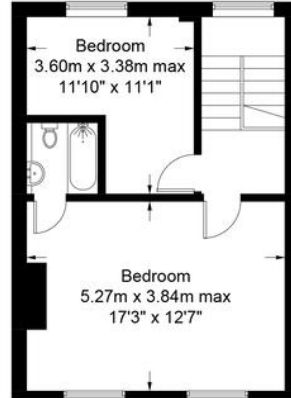
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Approximate Gross Internal Area = 1708 sq ft / 158.7 sq m
 Reduced Headroom = 16 sq ft / 1.5 sq m
 Total = 1724 sq ft / 160.2 sq m

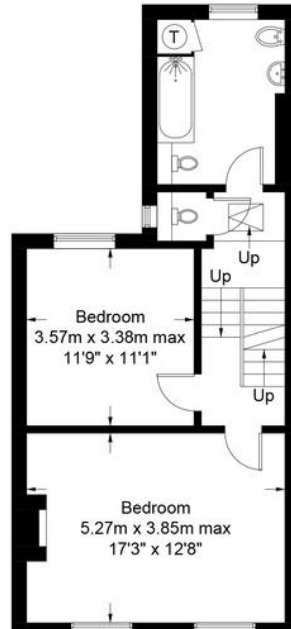
= Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1016076)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's Note:
 Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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