



Fore Street, N18 2YJ
London





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- Kings Are Pleased To Present This
- Two Double Bedroom First Floor Flat
- Exclusive Gated Development
- 878 Sq Ft Of Internal Space
- Plenty Of Natural Light
- Secure Allocated Parking With Remote Access
- Extended 147 Year Lease
- £0 Ground Rent, £2,227pa Service Charge
- Close To Shops & White Hart Lane Train Station
- Chain Free

£300,000



KINGS are pleased to present this LARGE TWO BEDROOM FLAT situated on the FIRST FLOOR within the exclusive and gated St James Court, with SECURE ALLOCATED PARKING and NO ONWARD CHAIN. Originally converted in the 1980's from a former church and grounds dating back to circa 1850, this property provides over 878 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, with LARGE WINDOWS that bathe the rooms with NATURAL LIGHT. Comprising a generous front living room, a separate fitted kitchen, two DOUBLE BEDROOMS, and a well appointed three piece bathroom. Further benefits include gas central heating, communal grounds, remote access entry, and an EXTENDED 147 YEAR LEASE with NO GROUND RENT.

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 C

EPC Rating C

Lease - 147 Years Remaining (189 years from 25 December 1984)

Ground Rent - £0 (Peppercorn)

Service Charge - £2,227 Per Annum

Construction type - Standard (Brick, Tile)

Flood Risk: Rivers & Seas - Very low, Surface Water - Very low

Conservation Area - Fore Street South

ENTRANCE HALLWAY

LIVING ROOM 16'1 x 13'5 (4.90m x 4.09m)

KITCHEN 13'1 x 7'3 (3.99m x 2.21m)

BEDROOM ONE 17'5 x 13'5 (5.31m x 4.09m)

BEDROOM TWO 14'9 x 13'9 (4.50m x 4.19m)

BATHROOM 9'6 x 6'7 (2.90m x 2.01m)

SECURE GATED ALLOCATED PARKING

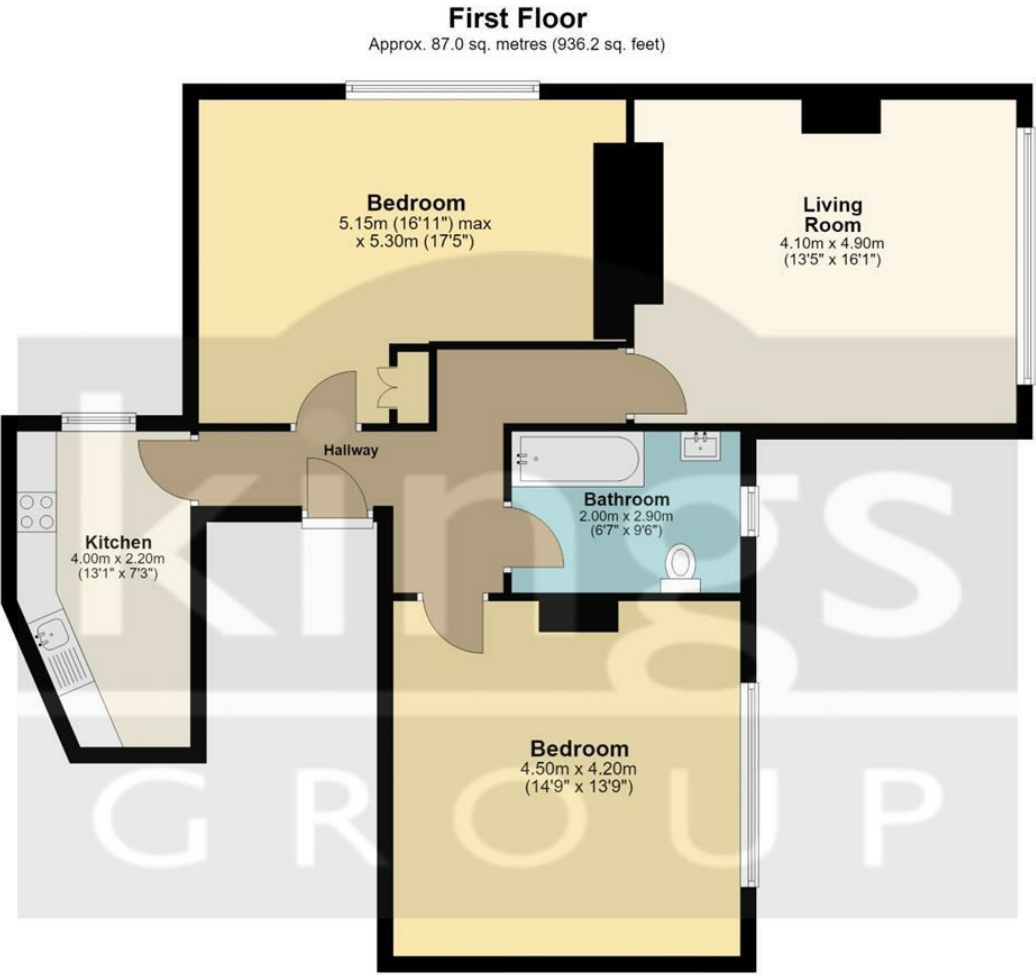
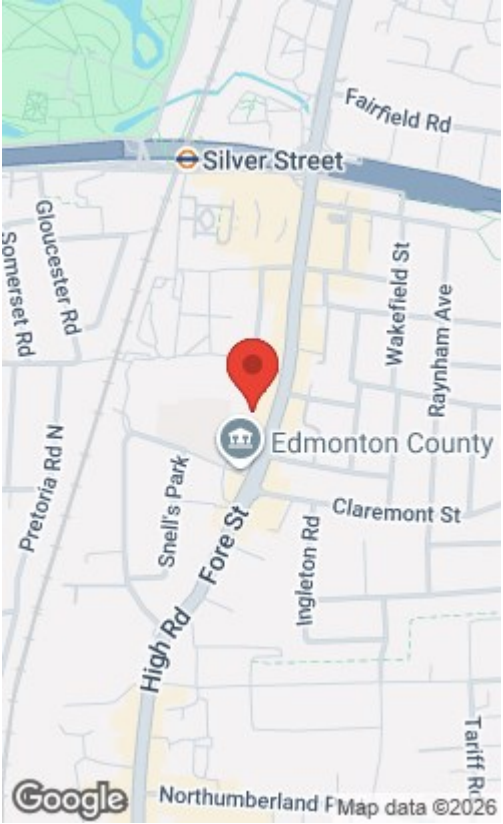








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



Total area: approx. 87.0 sq. metres (936.2 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.

St James Court

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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