



St James Court, 81 Fore Street, London, N18
£335,000 Leasehold

Anthony Webb
ESTATE AGENTS

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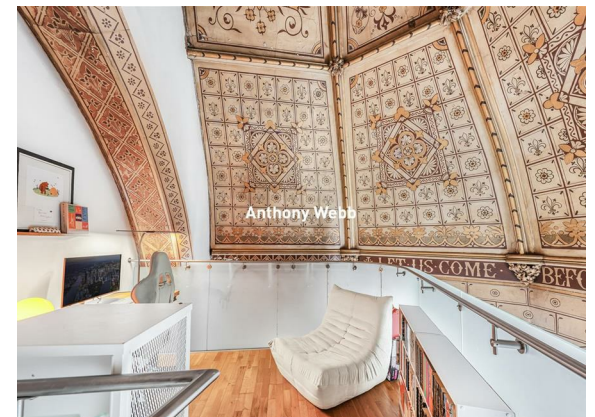
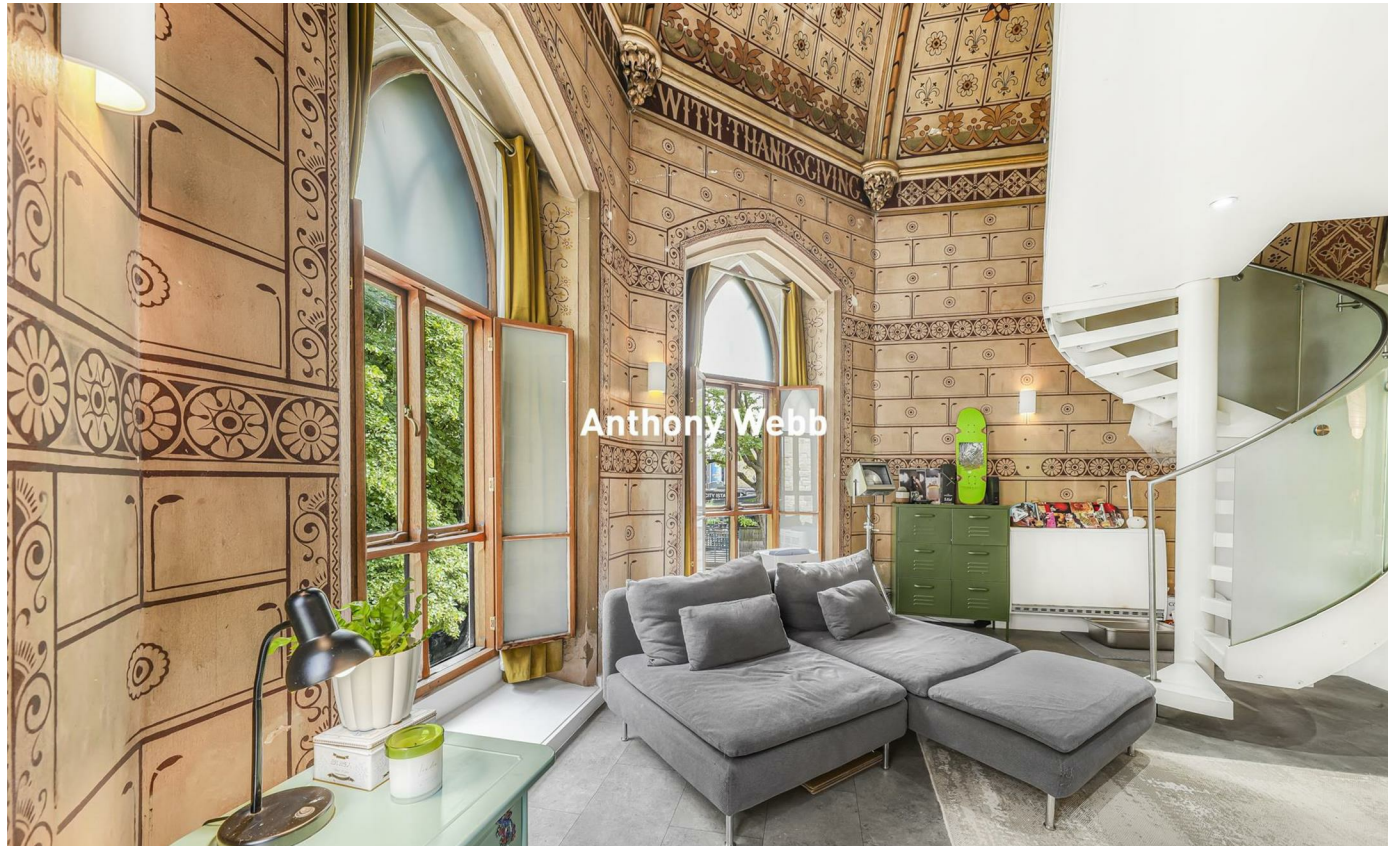
Truly stunning and unique first floor one double bedroom flat plus a mezzanine level used as a study, offering an impressive 769sq ft of bright and airy living space in this amazing converted church.

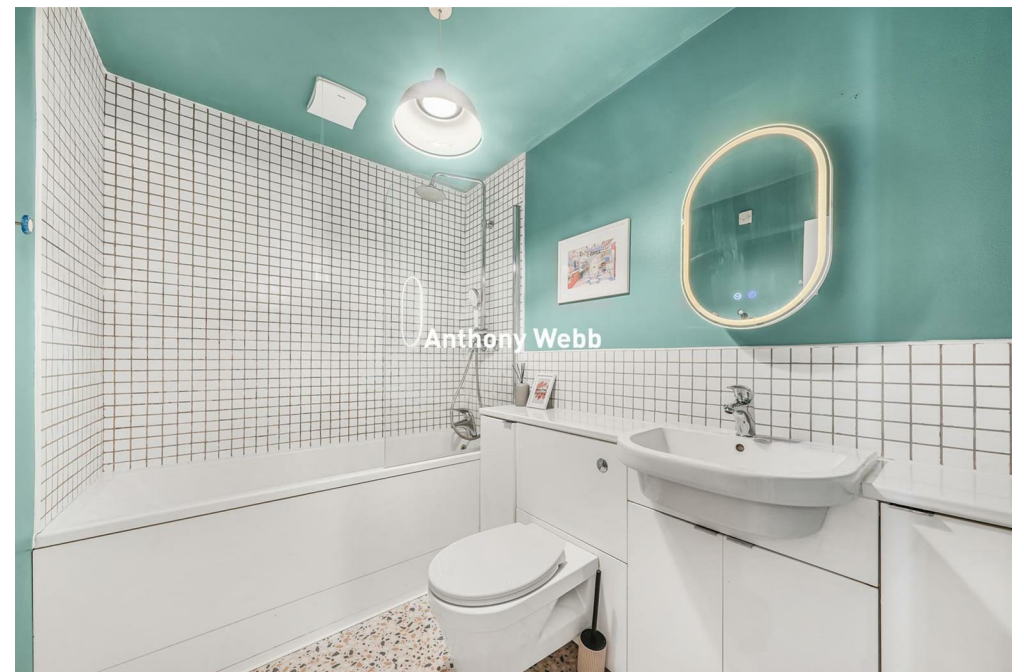
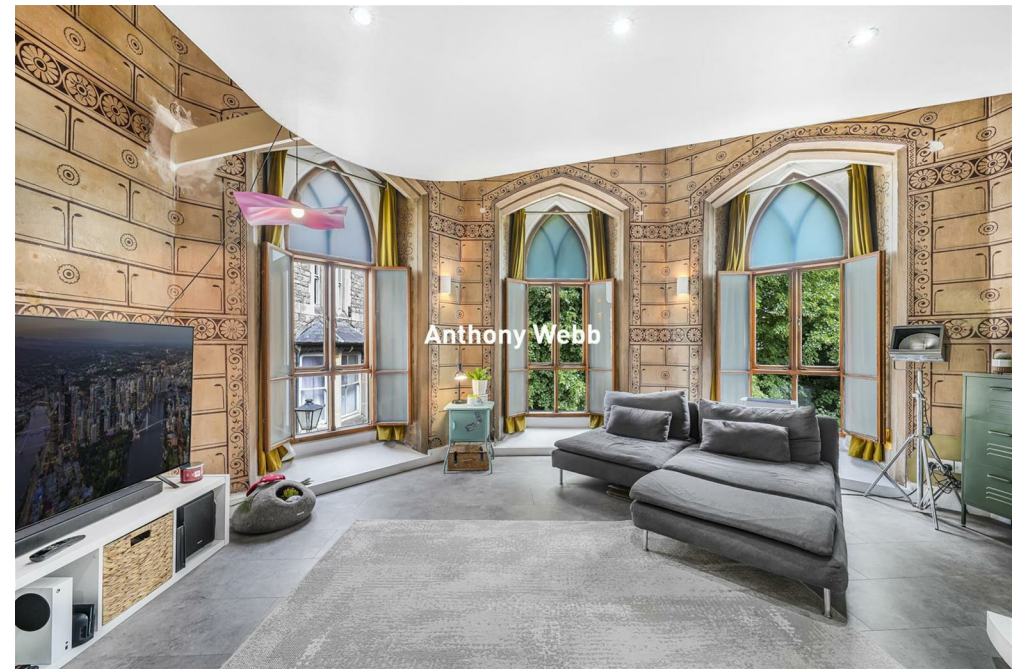
St James Court is set back behind secure automatic gates on vibrant Fore Street which offers a wealth of shops, restaurants, cafes, bus routes and Silver Street mainline station into Liverpool street. The A10 and A406 offer fantastic road links into London and beyond.

Secure communal entrance via entry phone system • Hallway • Beautiful and spacious open plan living/kitchen space with ornate pant work and three fantastic original lancet church windows with secondary glazing • Spiral staircase to mezzanine level encompassed by an amazing domed ornate ceiling which is currently used as a study • Modern fitted kitchen • Double bedroom with built in wardrobe/cupboards • Modern bathroom • Electric heating • Allocated parking space behind automatic gates.

Enfield Council Tax Band B
Remaining lease-117 years (Right to manage)
Ground rent-£250 p.a
Service charges-£2227 p.a

- One double bedroom
- Mezzanine office area via spiral staircase
- Unique church conversion
- Spacious open plan living/kitchen space
- Modern kitchen and bathroom
- Close to shops/transport facilities
- Amazing features throughout
- Parking space behind secure automatic gates

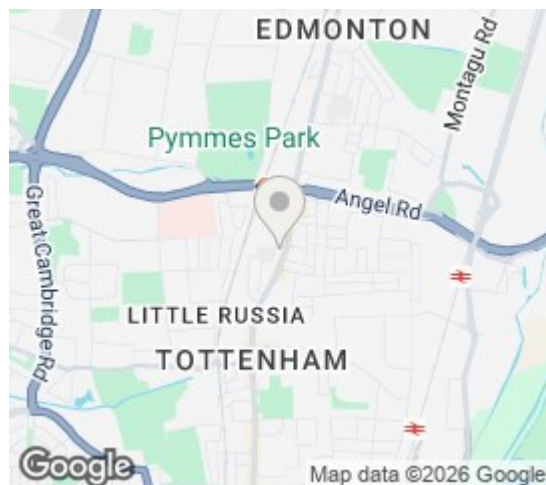




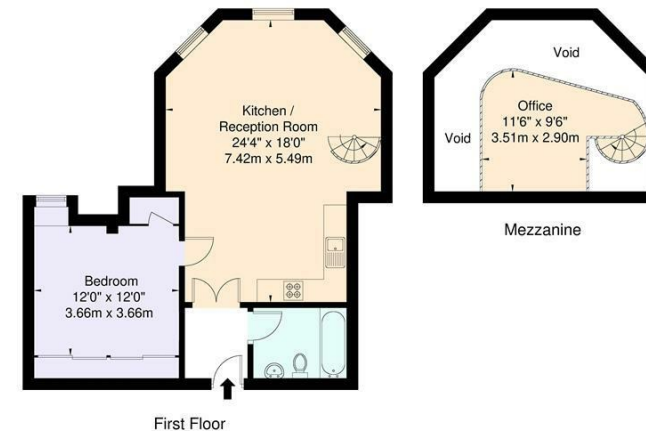
St James Court, 81 Fore Street London N18 2YJ

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Approximate Gross Internal Area = 71.5 sq m / 769 sq ft

Tenure: Leasehold
Gross Internal Area: 769.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



For Illustration Purposes Only - Not To Scale
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