

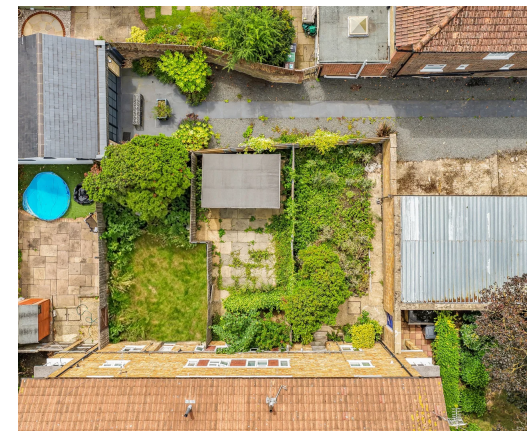


Fortis Green, N2
London

OIRO £600,000

This bright and spacious three-bedroom, two-reception room maisonette occupies the first and second floors of a small purpose-built block set back from the road on Fortis Green. Offered chain-free with a long lease, the property is equidistant from the amenities of both East Finchley and Muswell Hill, with good primary and secondary schools close by. It features a private balcony and a generous private garden, offering excellent value for money in this sought-after area.

Upon entering via your own front door, you are greeted by a large, bright entrance hallway with two useful storage cupboards, stairs to the upper floor, and doors leading to the reception rooms and kitchen. The living space comprises two distinct rooms — a generous living room with doors and windows opening onto the balcony, and a separate dining room with windows overlooking the balcony. The modern fitted kitchen enjoys southerly views and overlooks the garden. Upstairs there are three bedrooms, bathroom and a separate WC. The flat is presented in good condition throughout and benefits from its own private balcony and rear garden.

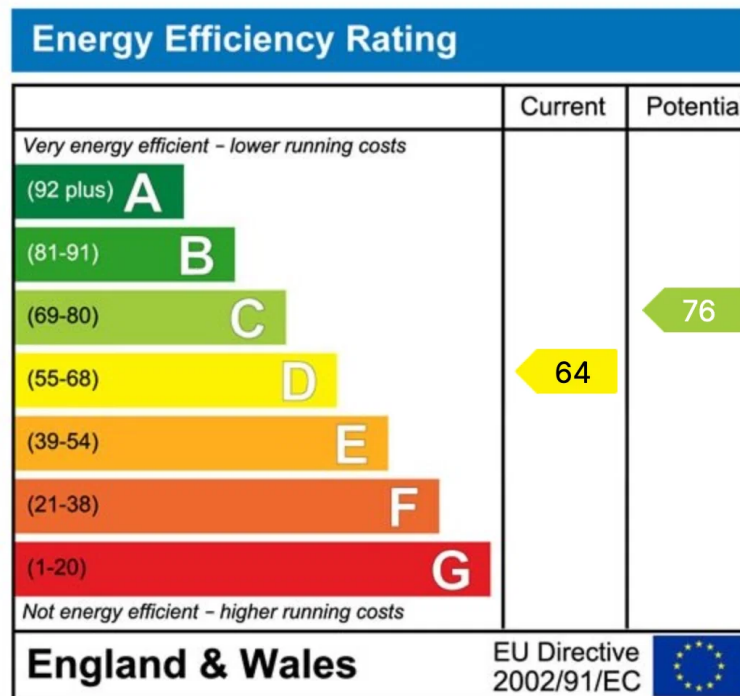


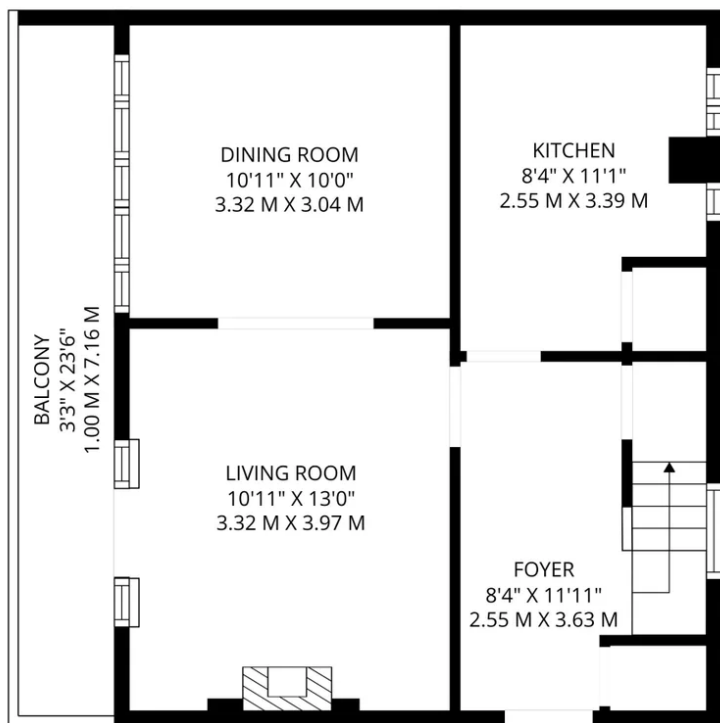


The location is excellent. Blaenavon is conveniently positioned with easy access to the shops, cafés, restaurants and everyday conveniences of both East Finchley and Muswell Hill. Excellent transport links are nearby, with East Finchley Underground Station (Northern Line) easily accessible. There are renowned primary and secondary schools within easy reach, and Cherry Tree Wood, Highgate Wood and Coldfall Wood are all close by for walks and recreation.

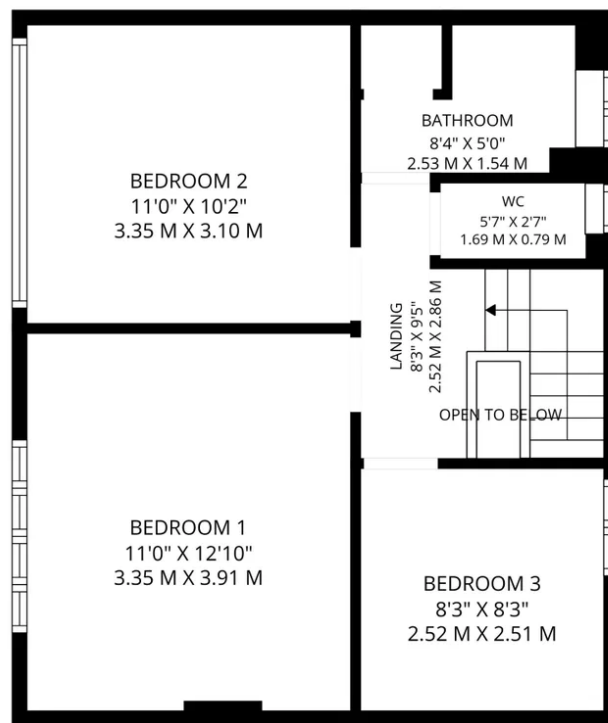
Offered with 172 years remaining on the lease and a service charge of approximately £1200 - £1400 per annum.

A well-presented three-bedroom maisonette with its own front door, balcony and garden offering excellent value for money in a prime Fortis Green location – early viewing is highly recommended.





GROUND FLOOR



1ST FLOOR

Total: 909 sq. Ft, 85 m2
 Ground Floor: 457 sq. Ft, 43 M2, 1st Floor: 452 sq. Ft, 42 m2
 Excluded Areas: Balcony: 77 sq. Ft, 7 M2, Open To Below: 5 sq. Ft, 0 M2, Walls: 89 sq. Ft, 8 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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