





Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

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Fortis Green, East Finchley, N2

£410,000

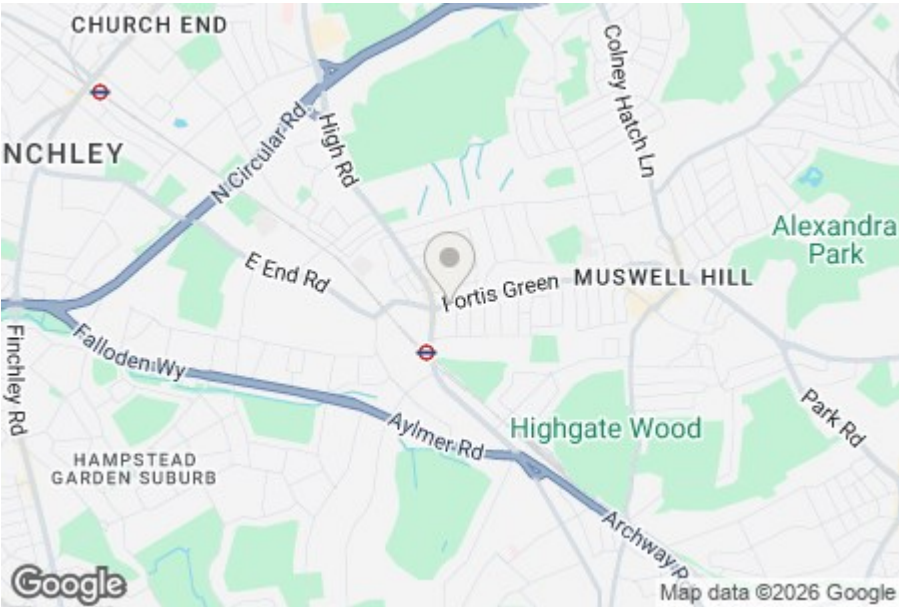
1 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- One Double Bedroom
- Second Floor Apartment
- 17ft Reception Room
- Communal Gardens
- Close to East Finchley Station
- Off Street Parking

Other Information

Tenure: Leasehold
Length of Lease: 992 Years
Ground Rent: Nil
Service Charge: £1,560.00 P/A
Council Tax Band: C



Nearest Stations

East Finchley Station 0.4 miles
Highgate Station 0.1 miles
Finchley Central Station 0.7 miles

Property Description

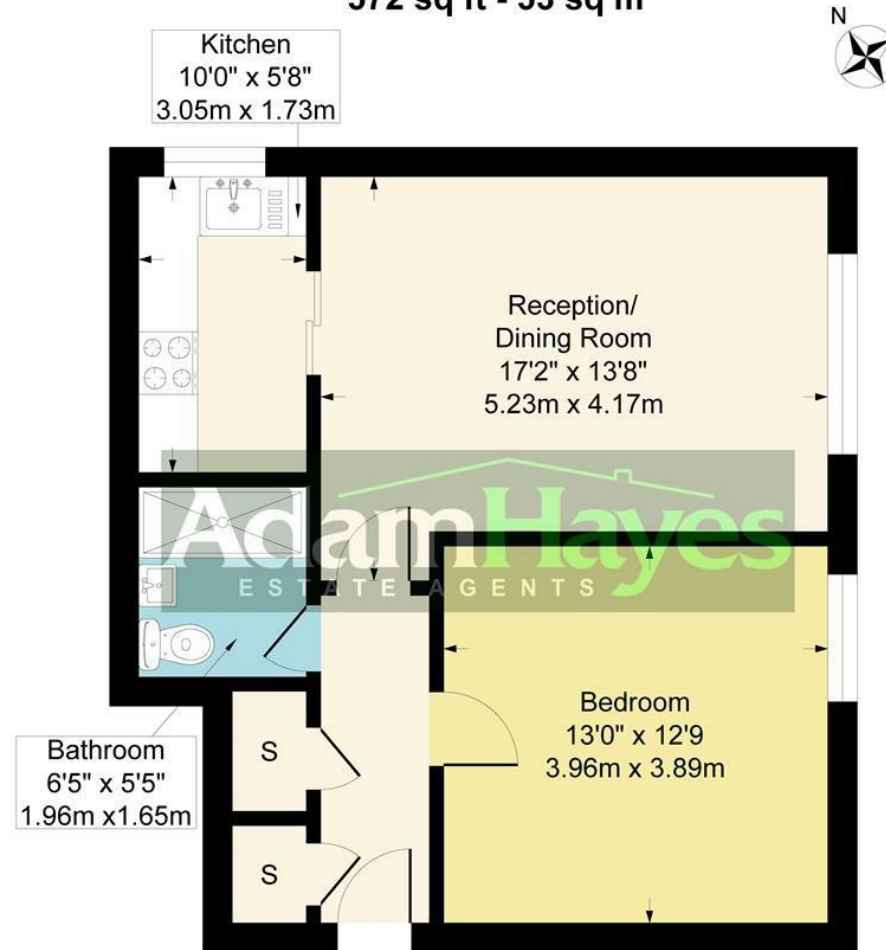
Nestled in the heart of East Finchley is this charming one-bedroom second-floor apartment offers a harmonious blend of contemporary living and convenience. Set back off Fortis Green, the residence enjoys tranquility while being just minutes away from the bustling East Finchley tube station. Upon entering, you are greeted by an inviting approximately 17ft reception room, perfect for relaxation and entertainment. The modern kitchen provides both style and functionality, making meal preparation a delight. Security is paramount with a convenient entryphone system, ensuring peace of mind for residents. Parking facilities alleviate any concerns about finding a space, while the communal gardens offer a serene retreat amidst the urban landscape. To truly grasp the size, prime location, and potential of this property, we highly recommend an internal viewing, facilitated by the esteemed vendors' sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
572 sq ft - 53 sq m



Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.