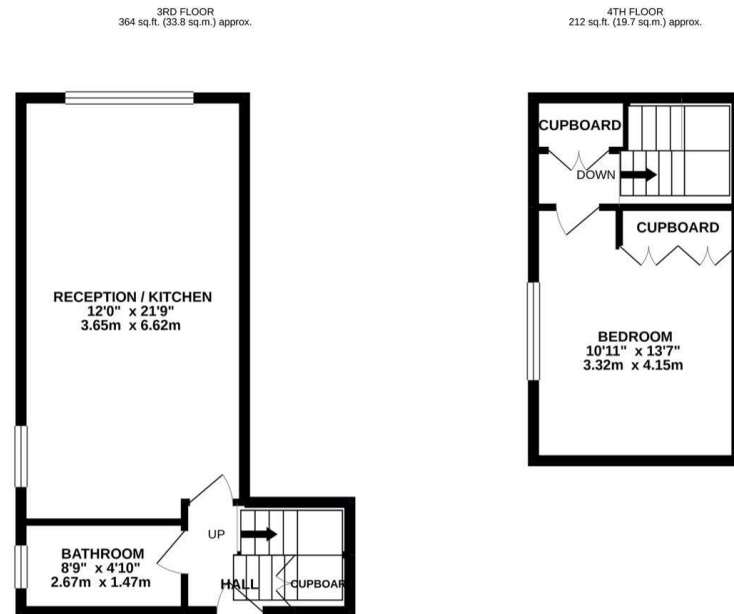


Flat - Purpose Built

Fortis Green N2

£425,000

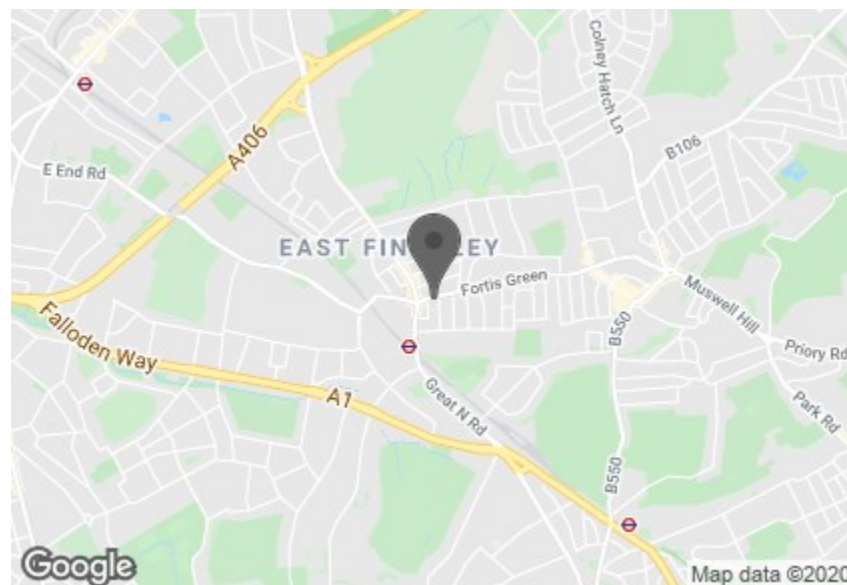


TOTAL FLOOR AREA: 576 sq. ft. (53.3 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown are not intended and no guarantee as to their operability or efficiency can be given.
Made with Mapbox ©2020

This is a beautifully presented purpose built apartment close to Muswell Hill Broadway.

East Finchley Underground Station on the Northern Line is under a ten minute walk away and there are plenty of bus links moments away on Fortis Green Road.

This newly refurbished apartment is arranged over the top two floors of this popular block and surrounded by landscaped communal gardens. On the first floor, the sitting room and kitchen are open-plan with a large south-facing picture window giving leafy views towards Highgate Woods. There is a bespoke kitchen, including original antique 1950's English Rose units, restored professionally. There are integrated appliances and plenty of preparation space. The bathroom is modern and stylish with metro tiles and a mirrored bath panel. Upstairs there is a spacious and light double bedroom with lots of storage. There is a useful landing at the top of the stairs with a utility space for a washing machine and dryer.



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ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



OUT AND ABOUT

Alexandra Palace - Venue for comedy and music as well as ice skating, Go Ape, boating, pitch and putt and great views over London.

Chriskitch - Small deli-style cafe specialising in glorious Salads.

Everyman Cinema - luxury cinema in a lovely Art Deco building.

Franco Manca - Delicious pizza! What more could you want.

Highgate Wood - beautiful woodland with a park and cafe.

The Clissold Arms - Local Gastropub with a big garden, proud to have housed the first ever Kinks gig.

