

# JAMES EDWARD

Comprehensively Cared For



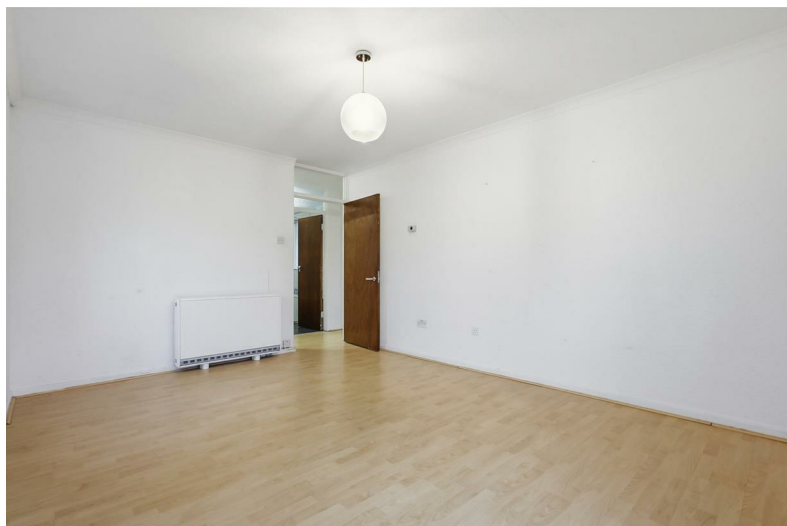
Fortis Green

, London, N2 9ER

£325,000



# Fortis Green



## Description

Smart one bedroom apartment offered chain free on the first floor of this well maintained block, situated between East Finchley Station and Muswell Hill Broadway.

- First Floor
- 500 sq ft
- 6 Minute Walk to East Finchley Station
- Recently Refurbished Bathroom
- Chain Free
- Separate Living Room / Kitchen
- 15 Minute Walk to Muswell Hill Broadway
- 143 Years Remaining on Lease





# Floor Plan

**First Floor**  
Approx. 46.8 sq. metres (503.8 sq. feet)

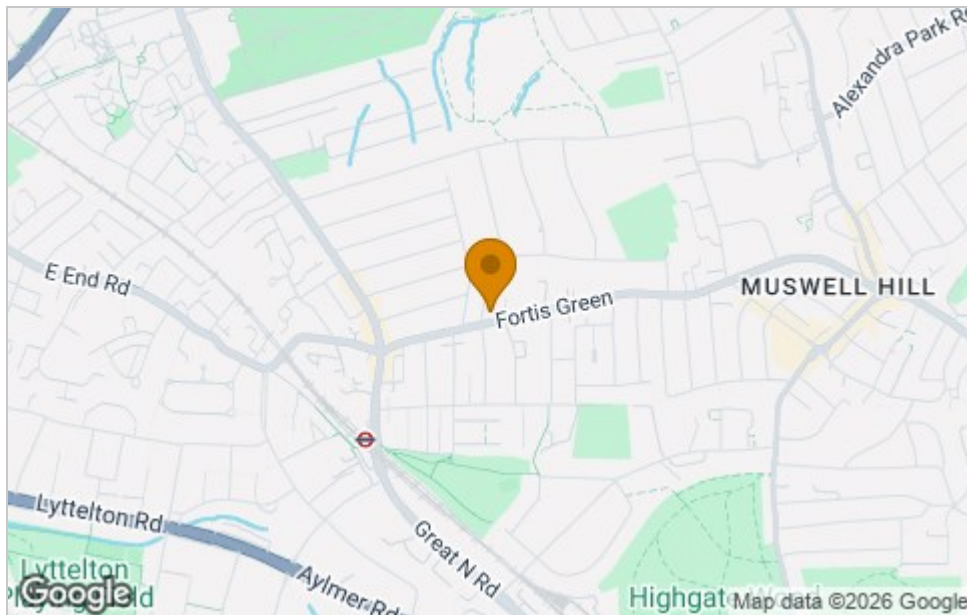
**Total area: approx. 46.8 sq. metres (503.8 sq. feet)**

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Chessing Court**

## Area Map



## Viewing

Please contact our James Edward Office on 020 7952 5197 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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

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