

## Fortis Green, London, N2

£2,150,000

This characterful four-bedroom, Grade II listed, Regency semi-detached home, built in 1827, is located in the desirable Fortis Green Conservation Area. The property offers a through lounge, a modern kitchen/diner, and a large conservatory with three sets of French doors leading to the magnificent south-facing garden. The ground floor also features a reception room/guest room with an en-suite shower room. Upstairs, the first floor includes a master bedroom with a large en-suite bathroom, plus two further double bedrooms, one with an en-suite shower room. The top floor has a fourth spacious bedroom with an en-suite shower room. The home is set on a gravel driveway with off-street parking and is surrounded by a well-established garden. Ideally located close to local amenities, schools, and the Northern Line Underground Station



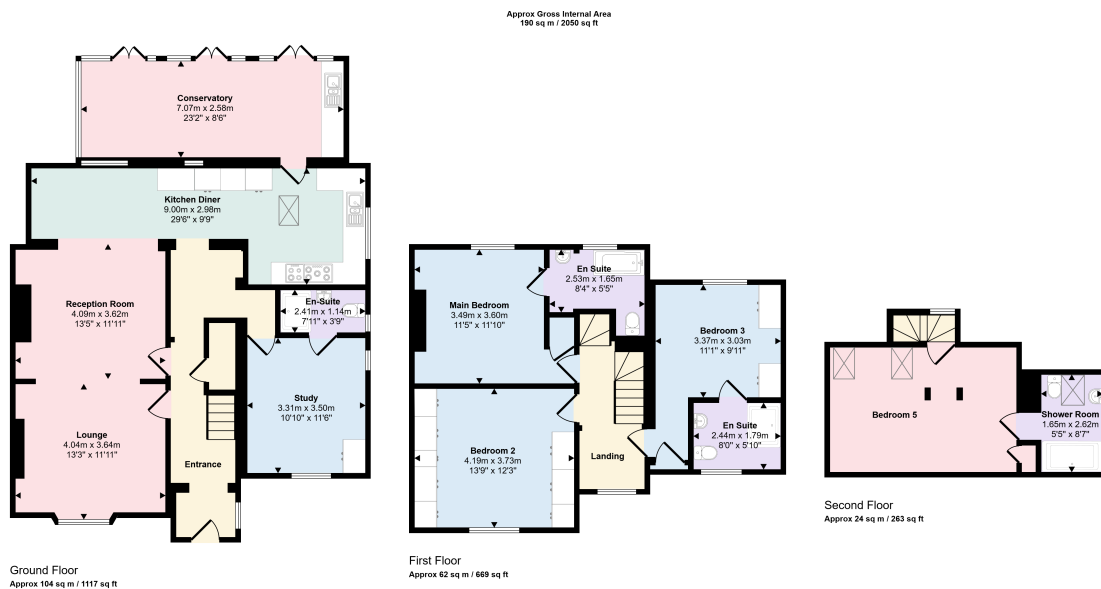
- Grade II listed building
- Off Street Parking
- Kitchen /Diner
- Catchment Area For Outstanding Local Schools
- South Facing Garden
- Conservatory
- Gas Central Heating
- Close to Cherry Tree Wood



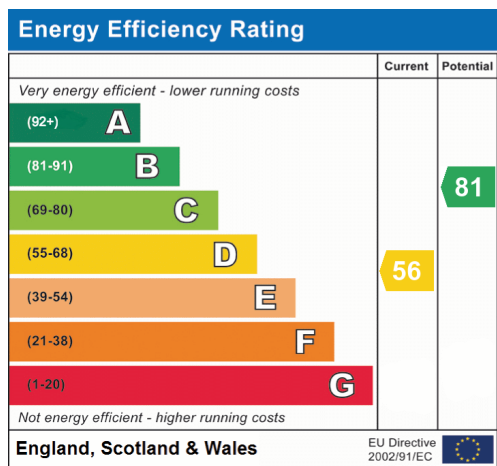








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.



When you are considering a property we recommend that you instruct a surveyor to ensure the property is in sound structural order and that equipment, fitting, services, etc are in working order and/or fit for their purpose and a solicitor to verify tenure and title of the property. We can give no assurances in this regard nor can we verify accuracy of measurements or distance.

**Jeremy Leaf & Co.,** for themselves and for their client, whose agent they are, give notice that:

- Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.
- None of the statements contained in these particulars is to be relied upon as a statement, warranty or representation of fact.
- Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.
- No person in the employment of Jeremy Leaf & Co has any authority to make any representation or warranty whatsoever in relation to this property.
- Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidents of VAT in respect of any transaction.
- This document is not intended for distribution and may not be reproduced or further distributed or published for any purpose. In particular, any tenants detailed in this property should not be approached without prior written permission.