

est 1979



## Fortis Green, London, N2 9HU

£2,150,000

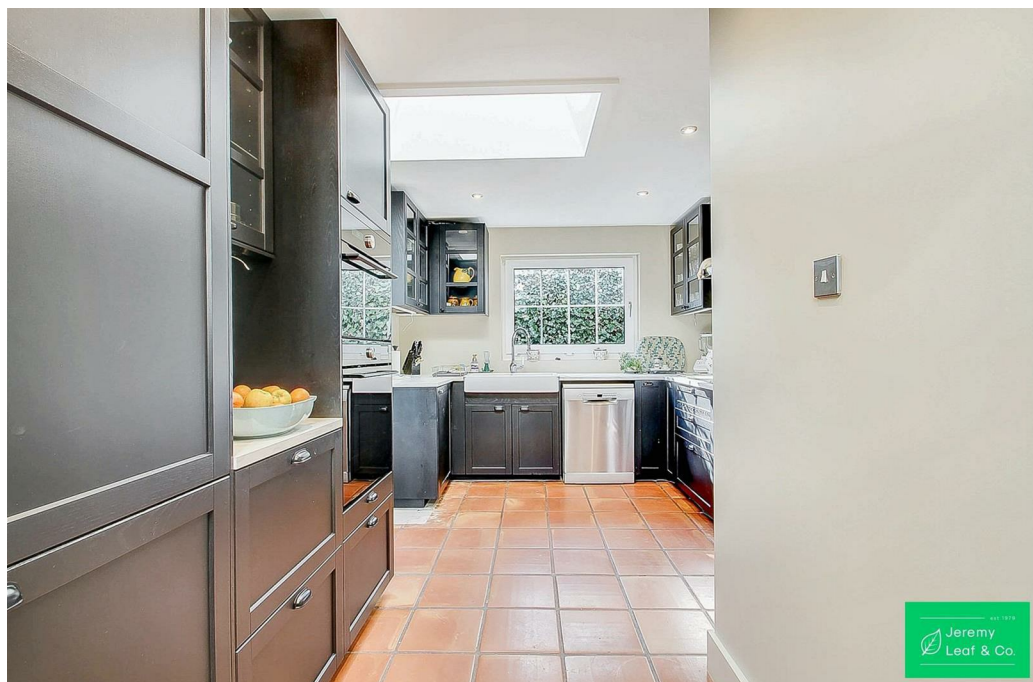
- South Facing Garden
- Conservatory
- Grade II listed building
- Gas Central Heating
- Close to Cherry Tree Wood
- Catchment Area For Outstanding Local Schools
- Kitchen /Diner
- Off Street Parking

# Fortis Green, London N2 9HU

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



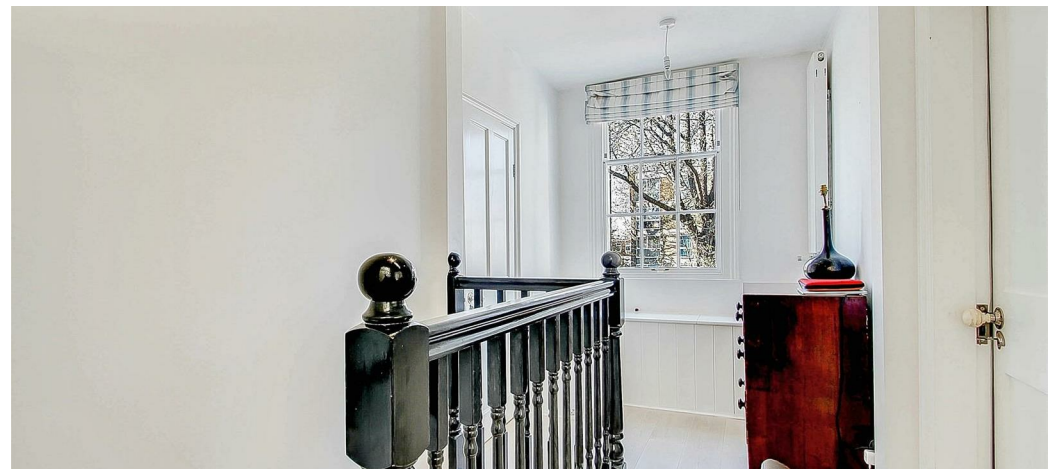
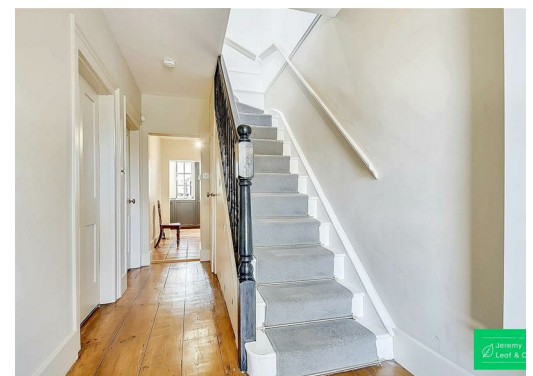
Council Tax Band: G

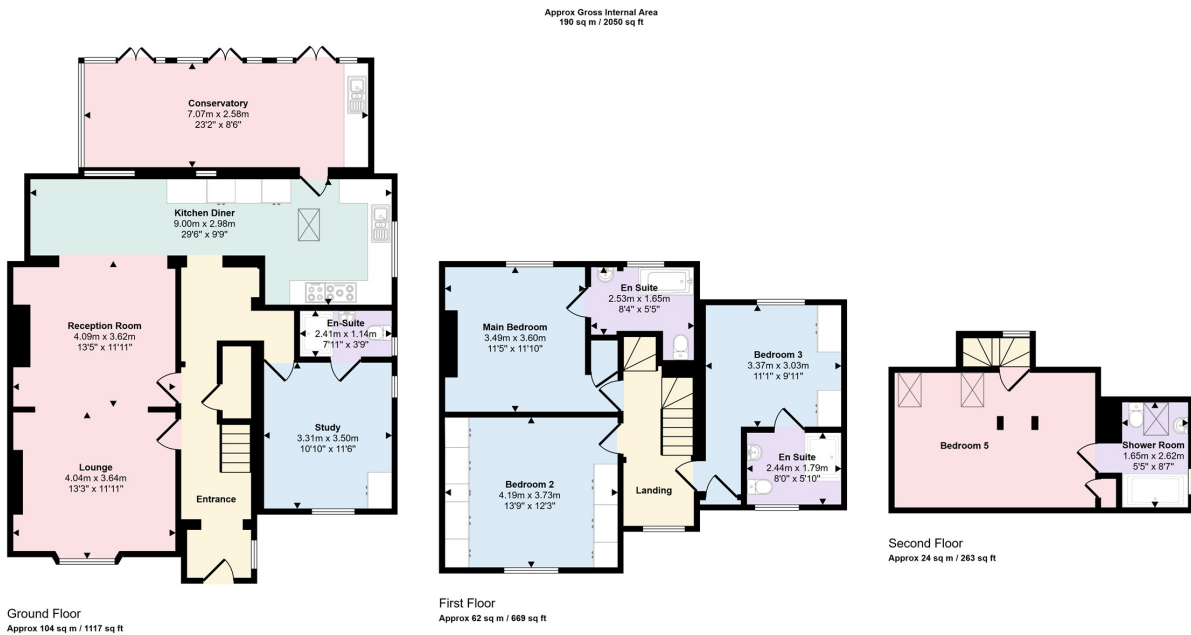


### Full Description

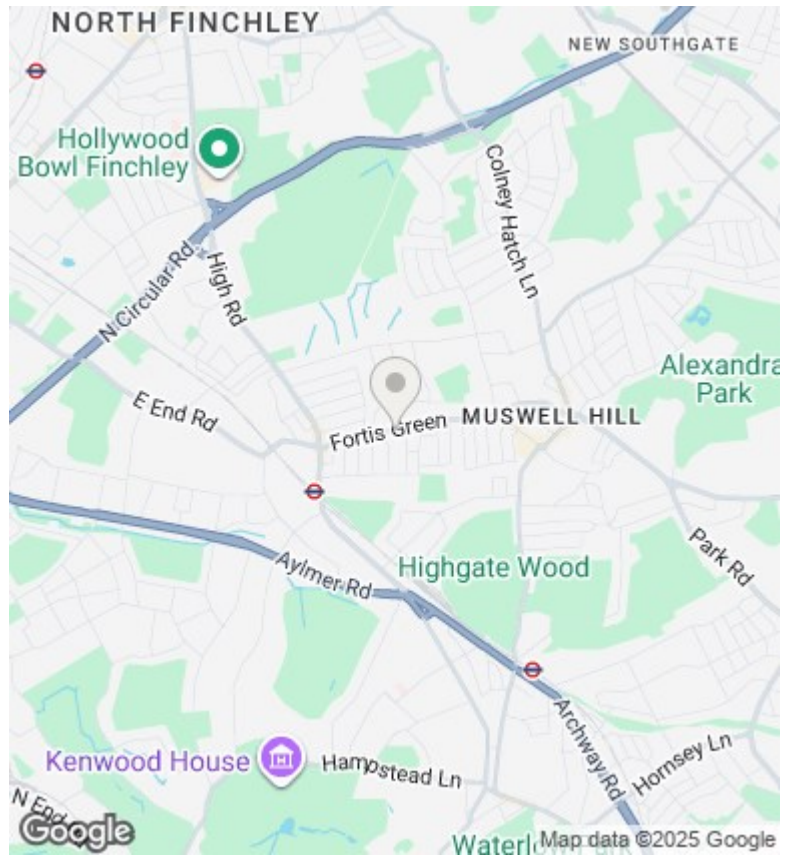
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	