

est 1979

Jeremy  
Leaf & Co.



Fortis Green, London

£2,150,000

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

98 High Road, London, N2 9EB  
020 8444 5222

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<https://www.jeremyleaf.co.uk/>

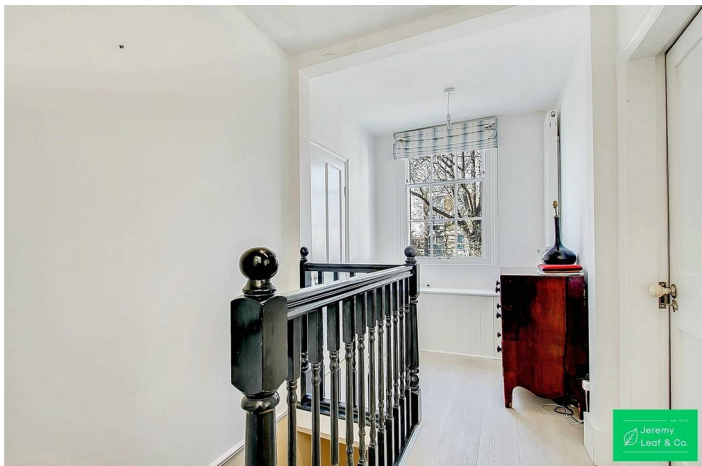
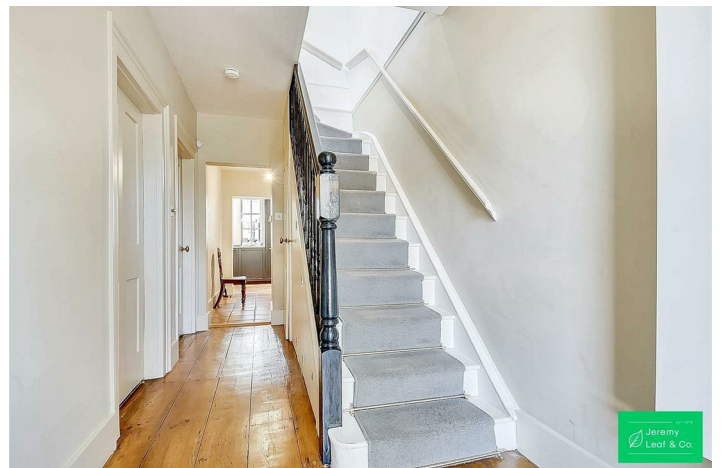
# Fortis Green, London, N2 9HU

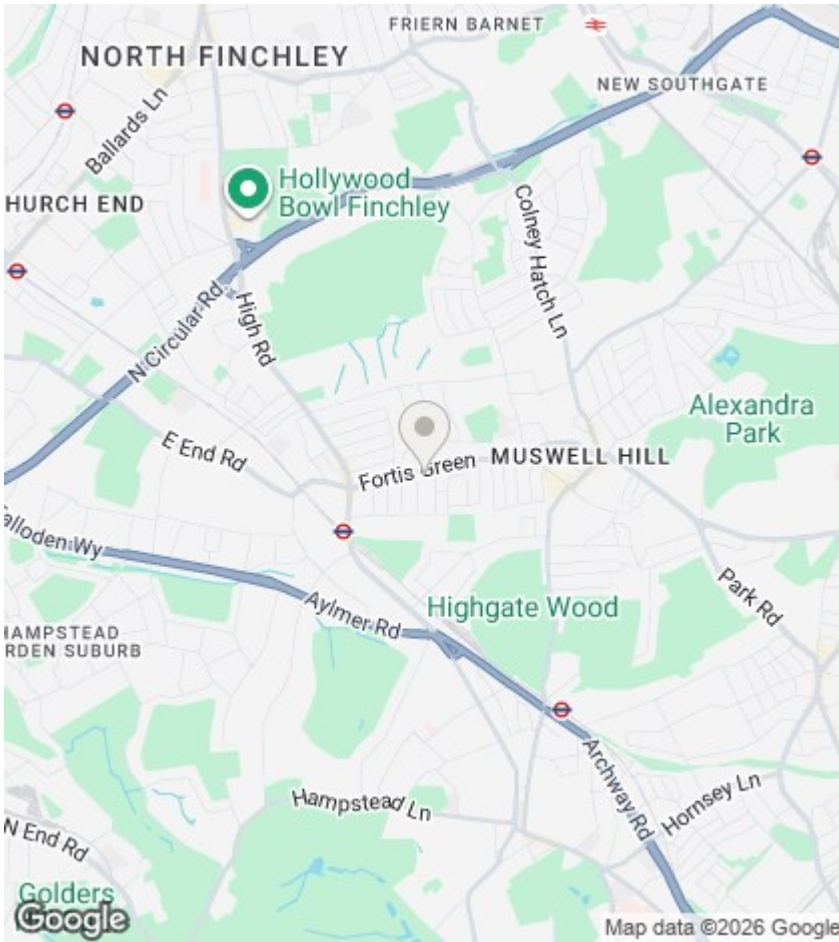
This characterful four-bedroom, Grade II listed, Regency semi-detached home, built in 1827, is located in the desirable Fortis Green Conservation Area. The property offers a through lounge, a modern kitchen/diner, and a large conservatory with three sets of French doors leading to the magnificent south-facing garden. The ground floor also features a reception room/guest room with an en-suite shower room. Upstairs, the first floor includes a main 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







## Directions

## Viewings

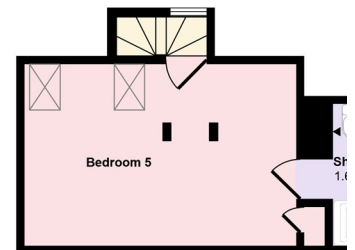
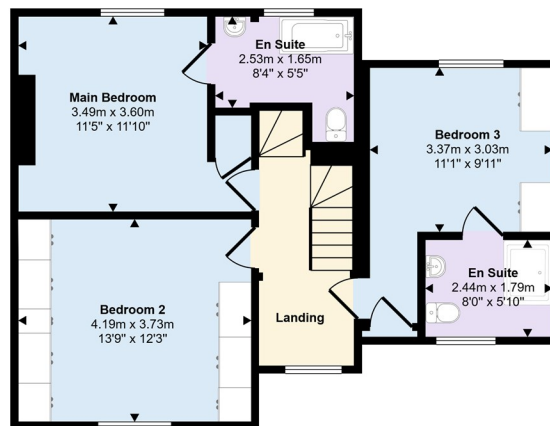
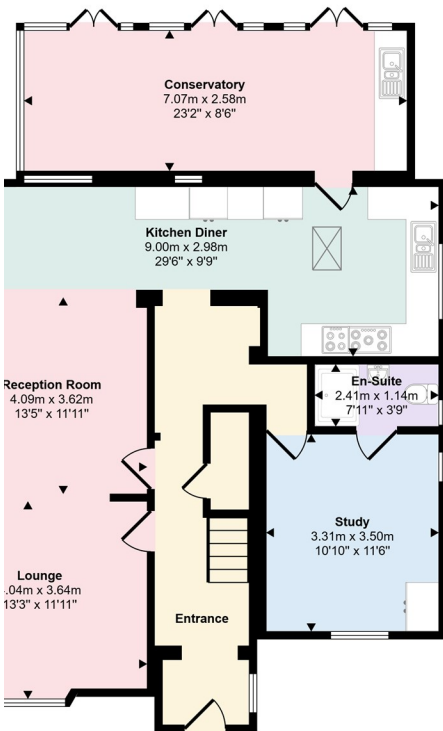
Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(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	

Approx Gross Internal Area  
190 sq m / 2050 sq ft



Second Floor  
Approx 24 sq m / 263 sq ft

OR  
m / 1117 sq ft

First Floor  
Approx 62 sq m / 669 sq ft

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.