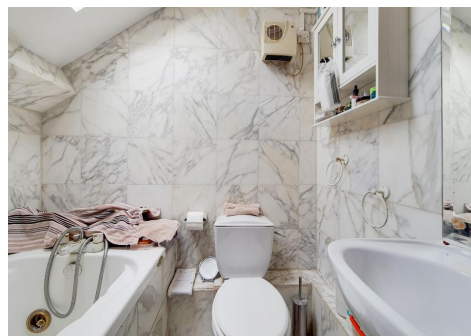




KINGSLY ESTATE AGENTS

3 Bedroom Flat for Sale - £450,000

St James Court, 81 fore street, London, N18 2YJ



- CHURCH CONVERSION • CURRENTLY LET • HMO LICENCE • INVESTMENT OPPORTUNITY • CAR PARK •
- VERY CLOSE TO AN ARRAY OF AMENITIES • EPC RATING D • LEASEHOLD

☎ 02088 844 844

✉ info@kingsly.group

📍 315 Chase Road, Southgate, London N14 6JT

👉 kingsly.group



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

Description

Attention All Investors!! Kingsly Group is delighted to offer this truly unique and rare church conversion spanning over a total of 1771Sq Ft (164 Sq meters) A perfect option for an investor looking to add to their portfolio or simply someone looking for a home that is full of character and charm.

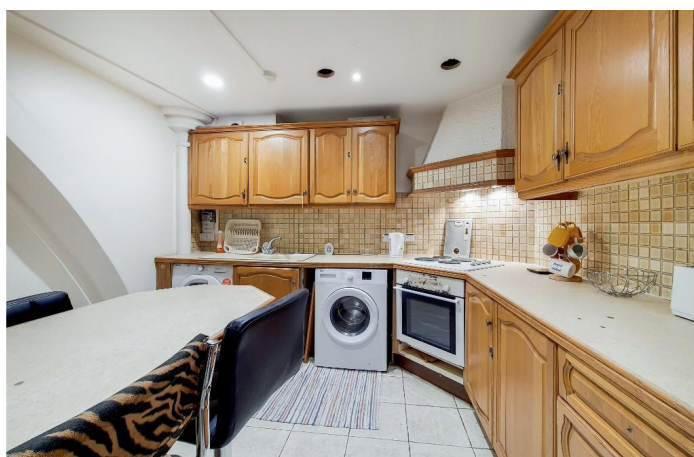
The property is currently rented out as an HMO and is arranged in bedsits.

A virtual tour is available

Location

The location proves superb as the property is positioned right on Fore Street with a vast array of shops, restaurants and amenities.

Local transport links include Silver Street Underground (0.4 Miles) White Hart Lane Overground (0.5 miles) the property also benefits from easy access to the A406



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GROSS INTERNAL AREA (GIA)
The footprint of the property
164.62 sqm / 1771.95 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, restricted head height
145.80 sqm / 1569.38 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
16.45 sqm / 177.07 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW15 SB RESIDENTIAL 150.10 sqm / 1713.51 sqft
IPW15 BC RESIDENTIAL 150.81 sqm / 1623.31 sqft
SPEC ID: 62f3a653c7b1c0e21d3644b

