

WILKINSONBYRNE

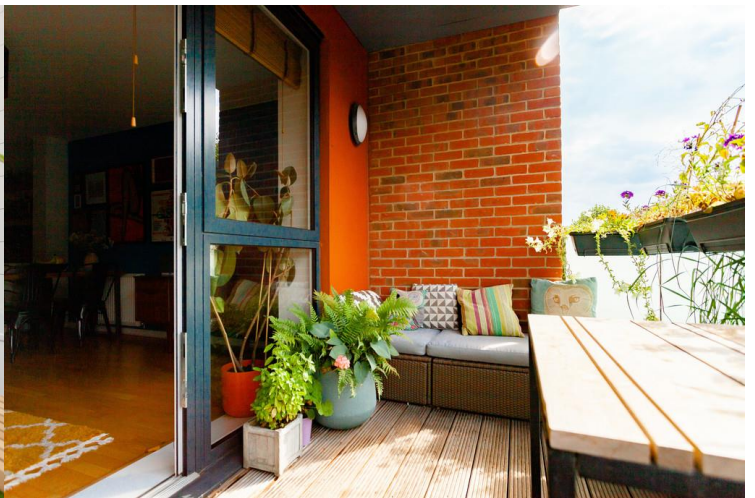
ESTATE AGENTS



Bathurst Square, N15


GUIDE PRICE: £350,000-£375,000. LEASEHOLD

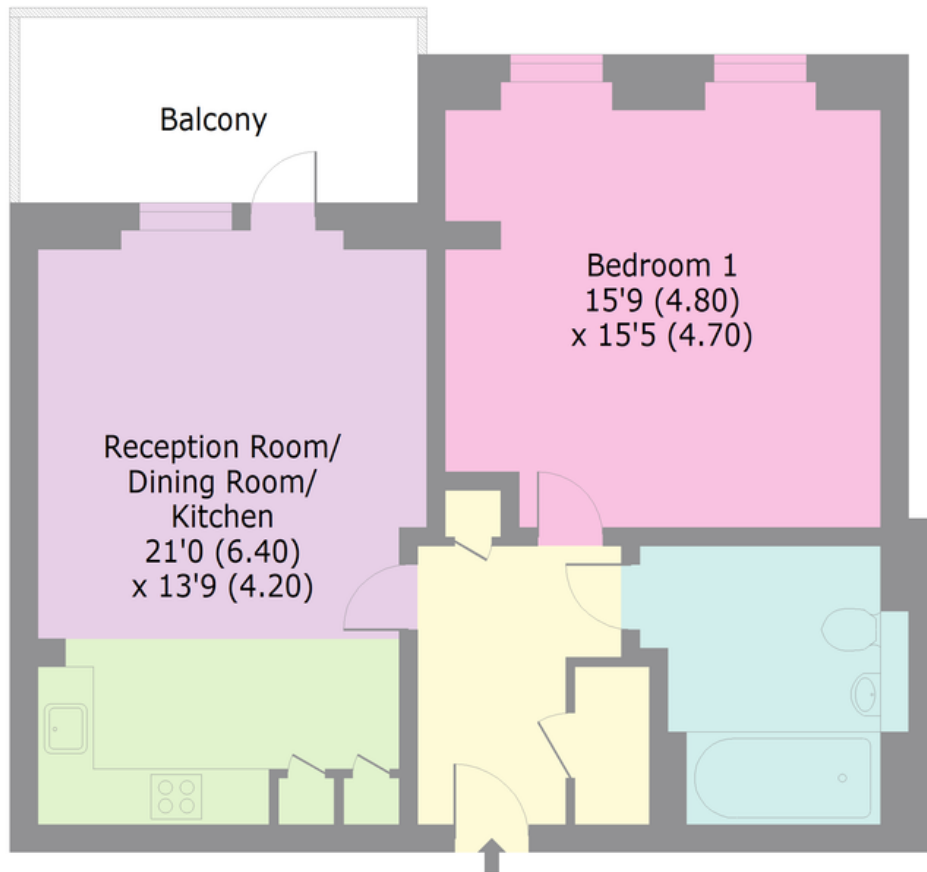
Beautifully presented, bright and extremely spacious 1 bedroom third floor flat located in this modern purpose built development that was built in 2015. The property is flooded with light and has been decorated to a high standard by the current owners. The apartment benefits from a large living/dining room with access to a private balcony, where you can imagine relaxing and enjoying a glass of wine in the evenings, and an open plan contemporary fitted kitchen. Further benefits include a double bedroom which is an incredible size - measuring over 15ft - and a spacious tiled bathroom. This property is situated within easy reach of the green spaces of Downhills Park and Lordship Rec and local amenities of West Green Road and Seven Sisters with a variety of shops, restaurants, pubs and cafes. Located within short walking distance to Seven Sisters Station, with excellent transport links to Central London and the West End, the City and surrounding areas. South Tottenham Station provides further links to North and East London.



Birdsmouth Court, Bathurst Square, N15

Approx. Gross Internal Area (Including Balcony) 810 Sq Ft - 75.3 Sq M
Approx. Gross Internal Area (Excluding Balcony) 718 Sq Ft - 66.7 Sq M

 = Reduced headroom
below 1.5 m / 5'0"



THIRD FLOOR

Monday 05th September 2022

1 sq m = 10.76 sq feet

Measured according to RICS IPMS2



1



Bedroom

1



Reception

1



Bathroom



Balcony

B



Council Tax Band

Tenure:

Leasehold

Leasehold:

92 years

Annual Service Charge:

£2,185

Ground Rent:

Peppercorn

Council Tax Band:

B

Energy Efficiency Rating:

84

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