



HUNTERS®
HERE TO GET *you* THERE



Birdsmouth Court, London, N15

Offers In Excess Of £325,000



PLEASE NOTE, RECEPTION AND BEDROOM PHOTOS HAVE BEEN VIRTUALLY STAGED TO SHOWCASE USE OF SPACE

This conveniently located one bedroom flat offers a stylish and comfortable living space, perfect for first time buyers and investors alike. The property features a spacious double bedroom, modern bathroom suite, a bright and airy open planned reception room, and a fully equipped kitchen all freshly renovated with new grey laminate flooring, paint and new carpet.

Thoughtfully designed and well maintained, this home represents excellent value for money, It provides a superb opportunity to take your first step onto the property ladder in a sought after North London location, combining smart presentation with a practical, well laid out space.

Set within a vibrant and thriving community, you'll be surrounded by an array of eateries, taverns, leisure centres and a gym on your doorstep. Excellent transport links are a stones throw away, with Seven Sisters Underground Station (Victoria Line, Zone 3) and BR services just minutes away, making this an ideal base for both commuting and enjoying all that London has to offer.

EPC - C

Council Tax - B

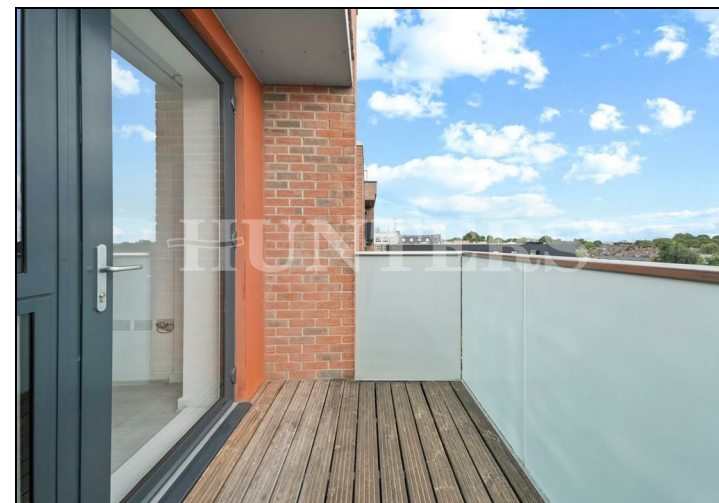
Service charge - £211.15 per month

Lease length - 89 years

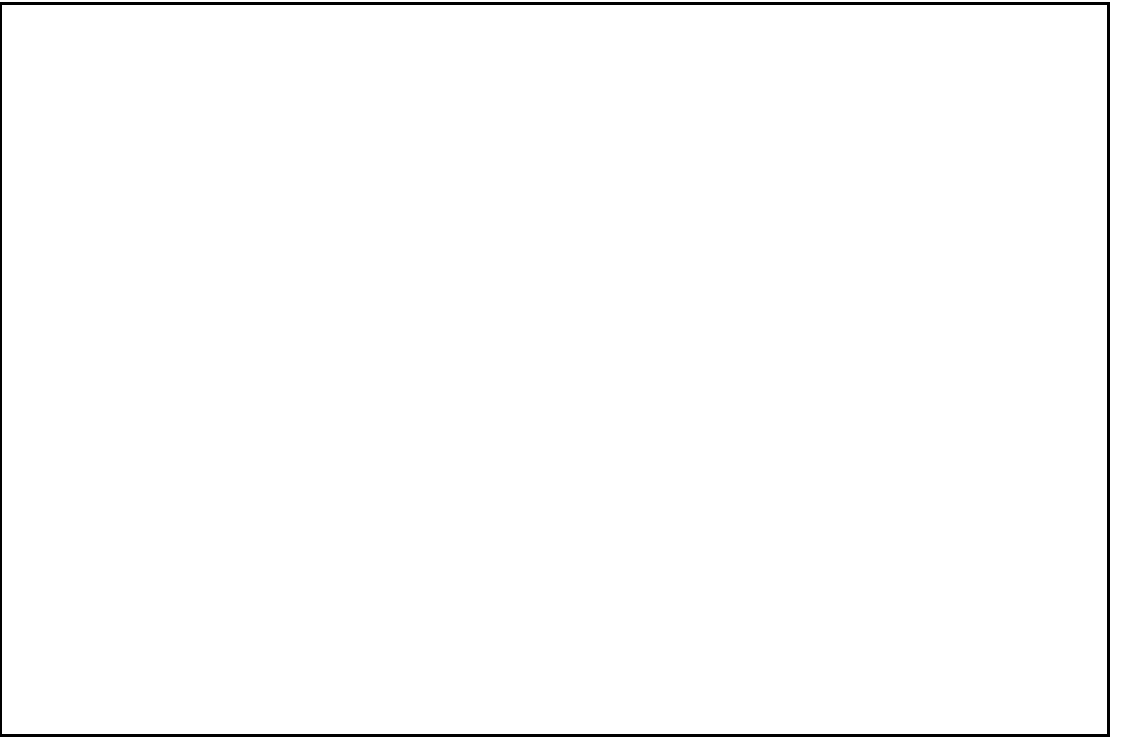
Ground rent - £0

KEY FEATURES

- Open plan reception
 - Fitted kitchen
- New carpet and laminate flooring
- 10 minute walk from Seven Sisters train station
 - Modern bathroom suite
- Close to amenities and shops
 - Council Tax - B
 - EPC - C

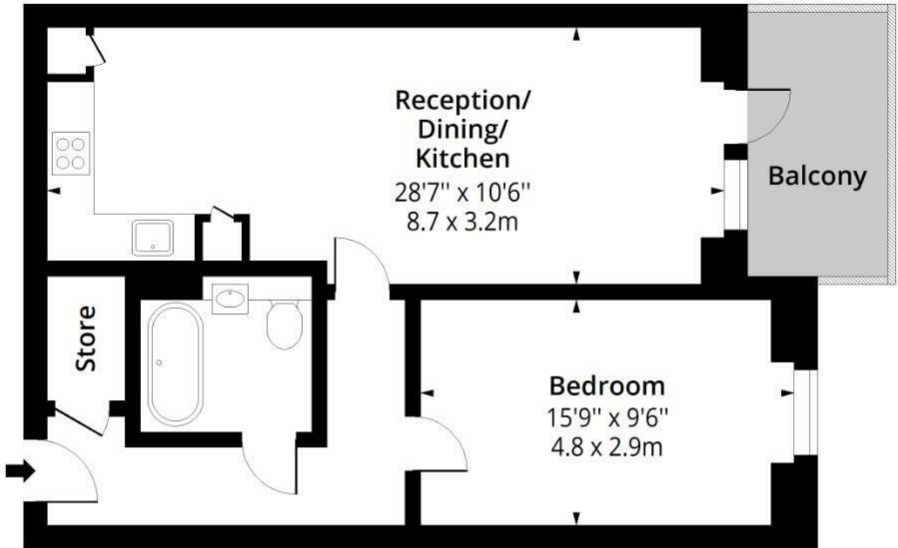
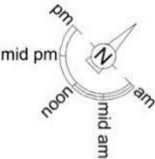






Birdsmouth Court, N15

Approximate Gross Internal Area = 617 Sq Ft - 57.32 Sq M

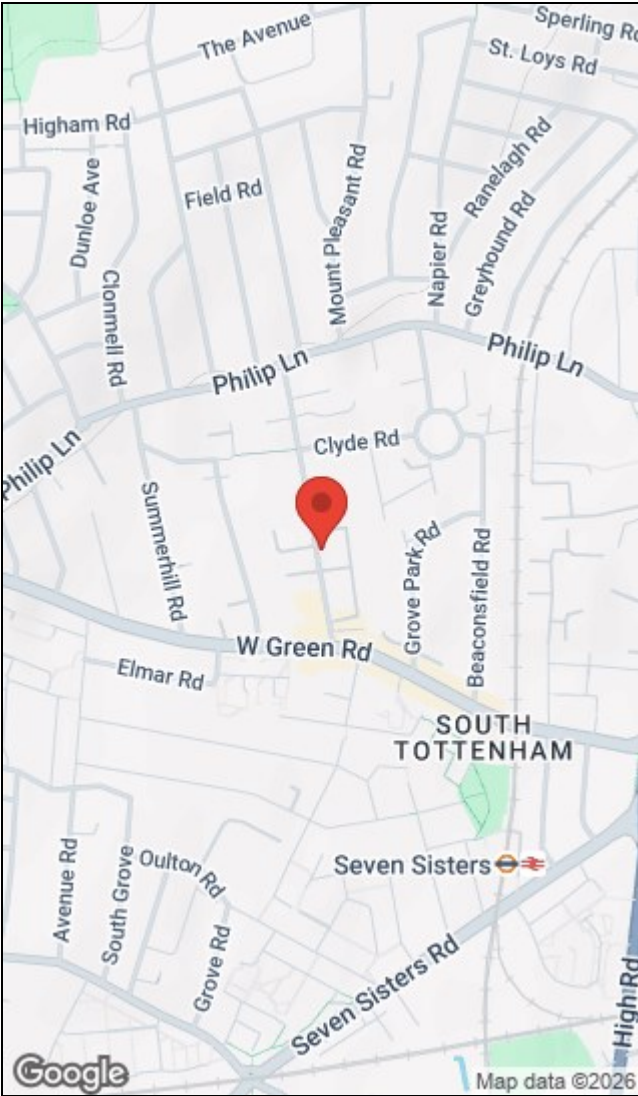


Fifth Floor

Floor Area 617 Sq Ft - 57.32 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Current	Potential	Current	Potential
	75		75
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570
tottenham@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Alexander Williams Ltd : Registered Address: 284 High Road, London, England, N15 4AJ : Registered Number: 10411714 England and Wales : VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.