



SOVEREIGN COURT, BOUNDS GREEN ROAD,

£2,200 PCM

* Available 27th September 2024*

Goldman Greg are delighted to offer this bright and airy, two bedroom, third floor luxury apartment located on in a prime location very close by to Bounds Green Underground Station and various other bus routes and local amenities.

Benefits include a bright open plan fully fitted kitchen/living room with granite work tops, induction hob & modern appliances.

The property has been neutrally decorated throughout & fitted with high quality flooring. There is a modern bathroom which has been fitted with a top end bathroom suite.


This property is one not to be missed, early viewings are highly recommended.

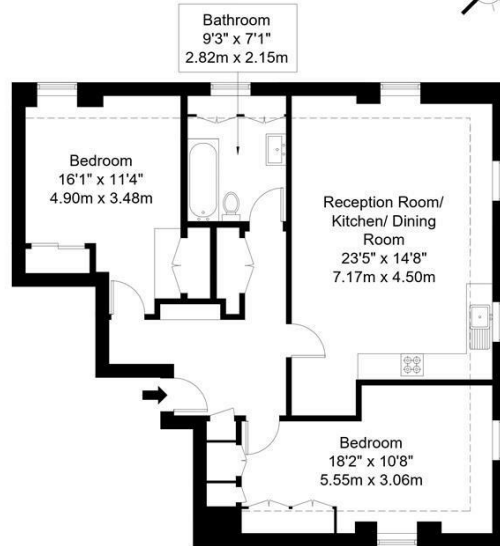


Goldman Greg

Bounds Green Road, N11 2EU

Approx Gross Internal Area = 72.58 sq m / 781 sq ft
 Restricted Head Height Area = 11.19 sq m / 120 sq ft
 Total Area = 83.77 sq m / 901 sq ft

Restricted Head Height 




Third Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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