



Gean Ct, N11 2NF

£274,950 LEASEHOLD

This sought-after one double bedroom flat, located on the first floor of a purpose-built block. The property offers a comfortable living space with a double bedroom, an open plan fitted kitchen, and a modern bathroom. Benefiting from high energy efficiency, the Property has low cost Economy 7 Heating and hot water, no water bills as this is included in the service charge. A notable feature is the allocated underground gated parking space, providing secure and convenient parking. The block also boasts lifts to all floors and a video entry phone system, ensuring easy access and added security. Situated just a short walk from Bounds Green Tube and Bowes Park railway stations, this flat offers excellent transport links, making it an ideal choice for commuters. Don't miss out on the opportunity to live in this desirable location with all the conveniences it has to offer.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.



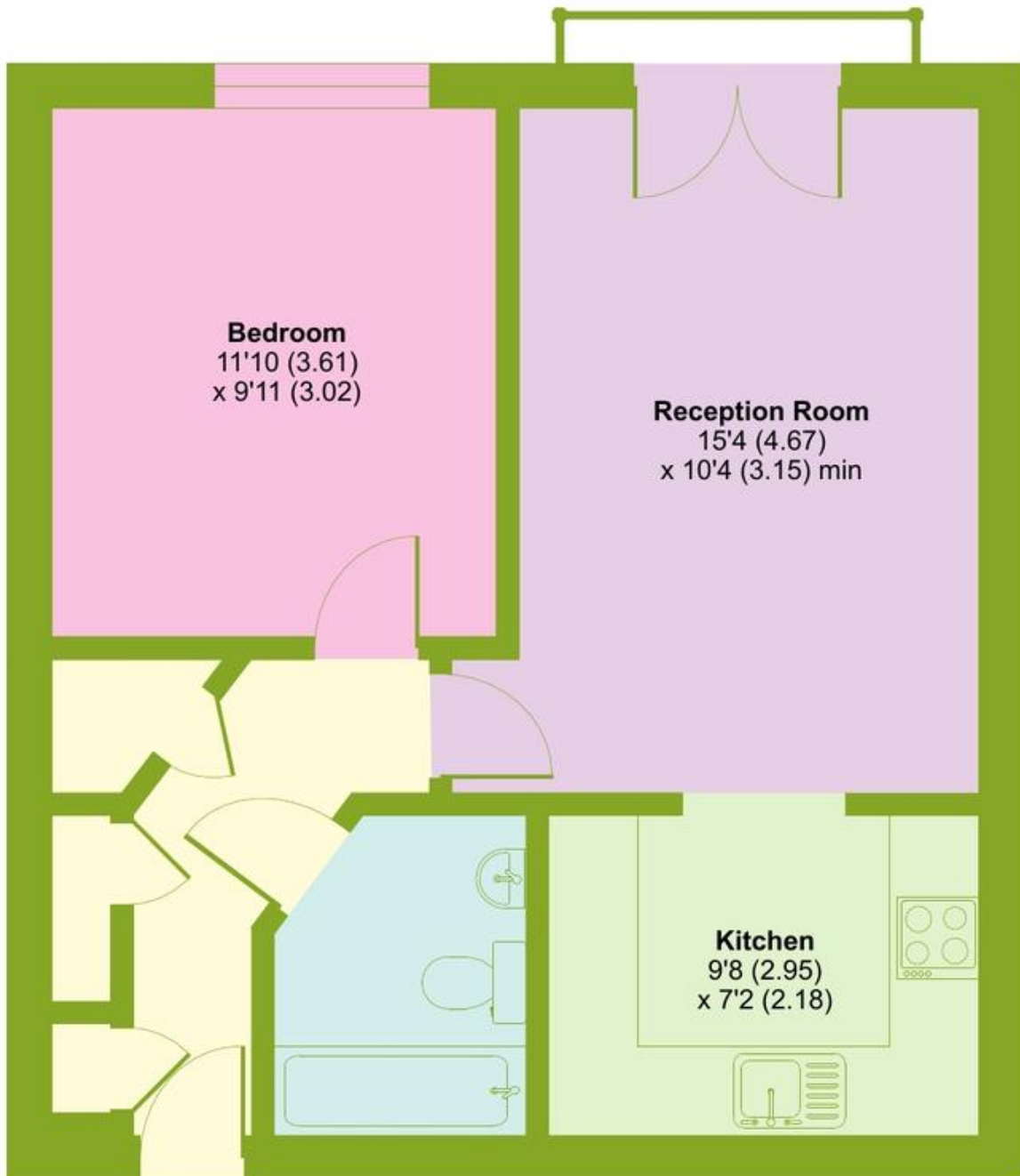


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Gean Court, Cline Road, London, N11

Approximate Area = 479 sq ft / 44.5 sq m

For identification only - Not to scale

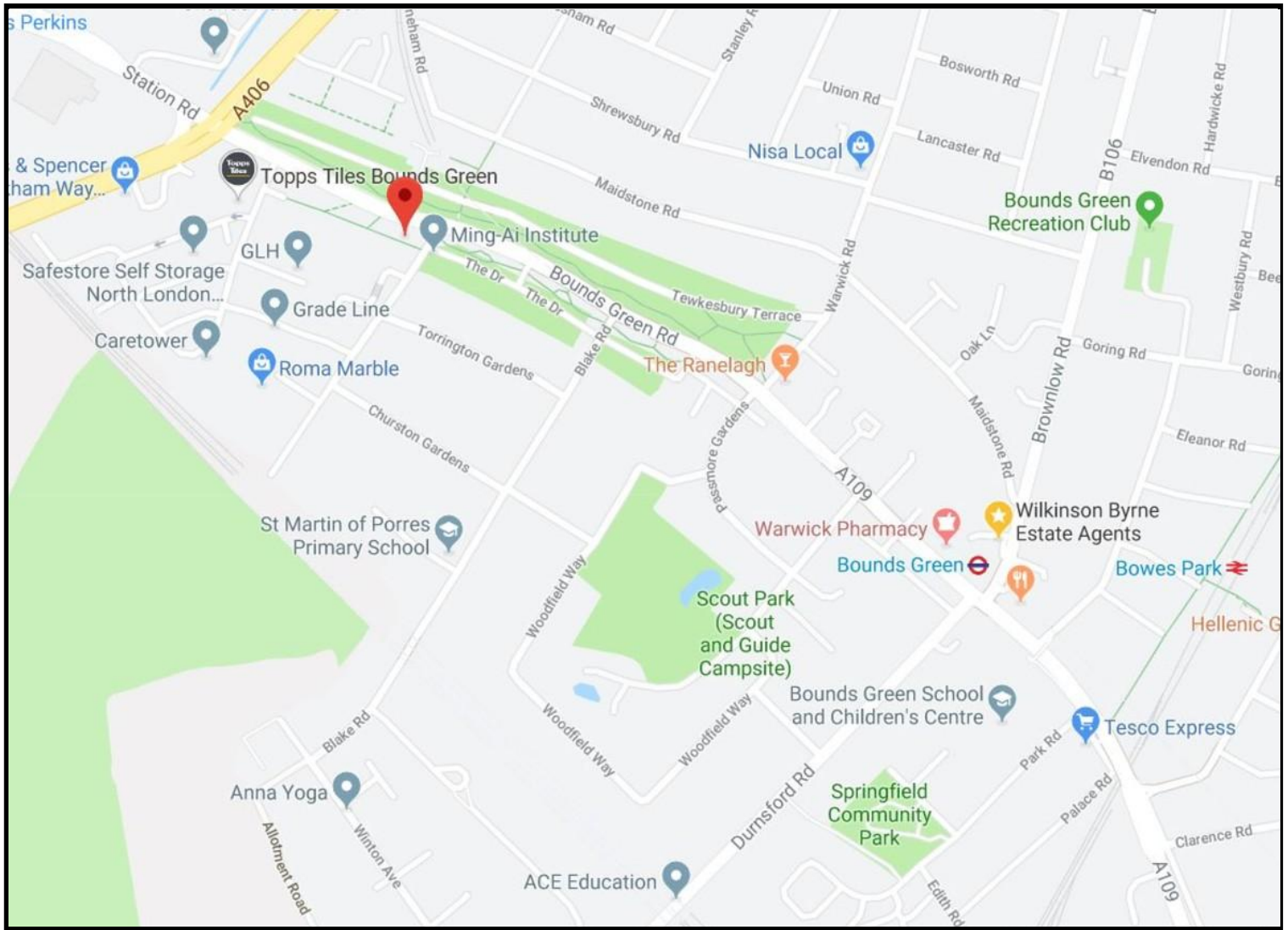


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Wilkinson Byrne. REF: 1137168





Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 85 | 86 |
| (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 | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 81 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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