



 2
Bedrooms

 2
Bathrooms

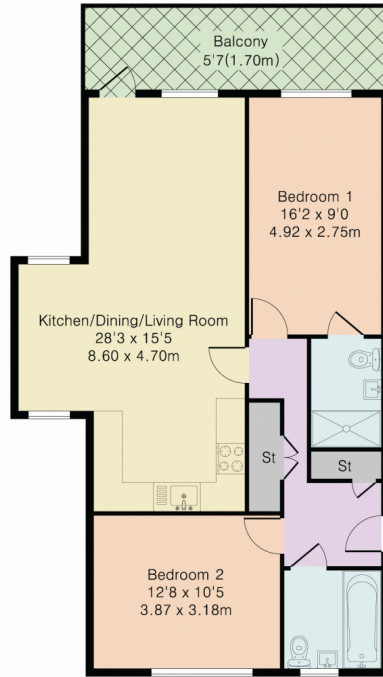




Built in 2018, Addison Townsend are pleased to offer this stunning first floor flat for sale within 0.6miles of Bounds Green Underground Station and 0.5miles of Bowes Park Overground Station. The property is also within close proximity to Broomfield Park, Arnos Park, local bus routes and other local amenities. The accommodation offers a welcoming entrance hall, two double bedrooms, family bathroom, one en-suite, spacious open plan plan kitchen-reception room and spacious balcony. Further benefits include triple glazed windows throughout. ample storage, gas central heating, one allocated parking space, long lease and communal gardens. The Lease is 119 years, the service charges are £289 per month and ground rent is £360 per annum.



Approximate Gross Internal Area 816 sq ft – 76 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Ruby Mews, N13

