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*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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**Amethyst Close, London N11**

**£350,000** FOR SALE

*Apartment - Purpose Built*

2 1 1



# Amethyst Close, London N11

£350,000

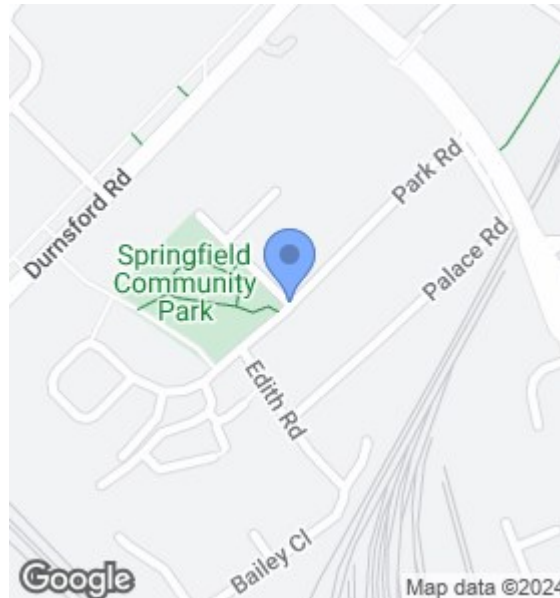
## Description

CHAIN FREE! A spacious two-bedroom apartment, set within a purpose built block on Amethyst Close, Bounds Green, N11. The property comprises a large reception room, a separate semi-integrated kitchen, two generously sized double bedrooms, and a bathroom with both bath and shower facilities. Additionally, the apartments come with access to a large private garden. LEASEHOLD 125 years remaining. Internally the property does require cosmetic upgrading.

Conveniently located providing easy access to Bounds Green tube and Bowes Park train stations, as well as being a few minutes away from the A406. Plenty of amenities nearby with high street locations such as Wood Green and Muswell Hill within easy reach. Springfield Community Park is also a stones-throw from Opal Court.

## Key Features

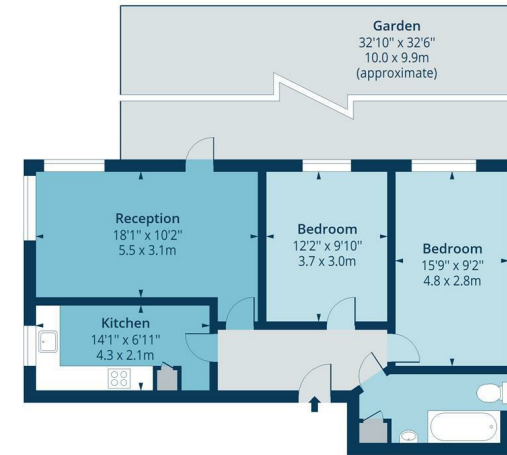
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	D



## Floorplan

### Opal Court, N11

Approx. Gross Internal Area 732 Sq Ft - 68.00 Sq M



### Ground Floor

Floor Area 732 Sq Ft - 68.00 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.

lpaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.