



5 Church Court The Walks, London, N2 8DN

living & dining areas leading to fitted kitchen. French doors leading to own balcony. Spacious double bedroom with built-in wardrobe, further single bedroom/office, work area and shower room. Ideally situated within walking distance of the tube station. Available July 10th

Private Off Street Parking

This property is not suitable for sharers.

The property has the below furniture but can be unfurnished if necessary

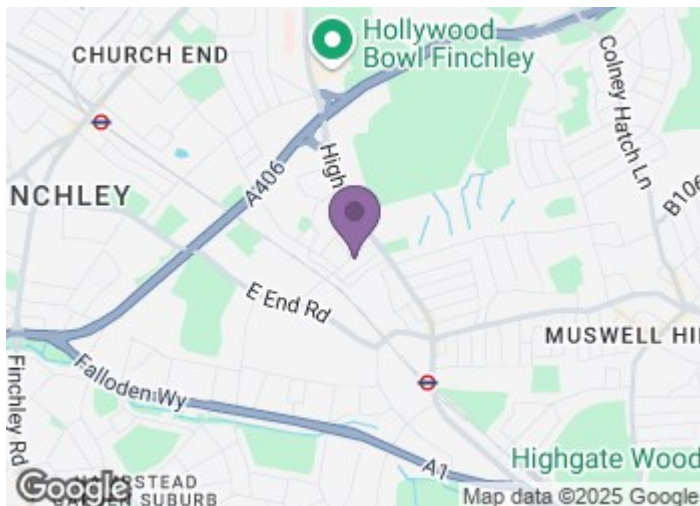
£1,800

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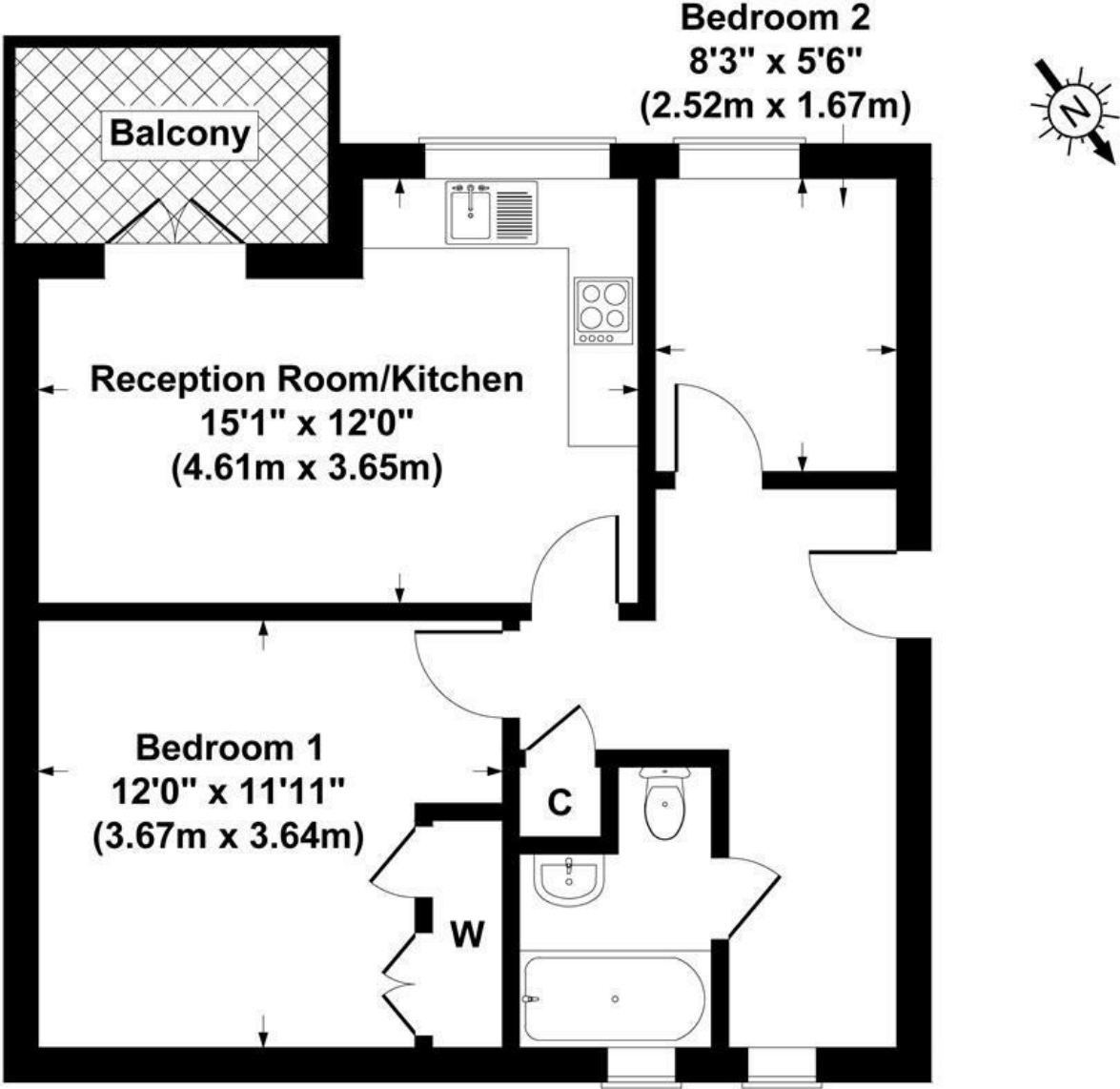
- Great Location
- Two Bedrooms
- Modern Throughout
- Balcony
- Built In Wardrobes
- Available First 10th of July
- Private Off Street Allocated Parking Space
- Bathroom Being Updated



[Directions](#)



Floor Plan



Second Floor

Church Court, The Wilks, London, N2
Gross Internal Area 570 sq ft / 53 sq metres
Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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