



Cline Road, N11 2NF

£1,595 pcm

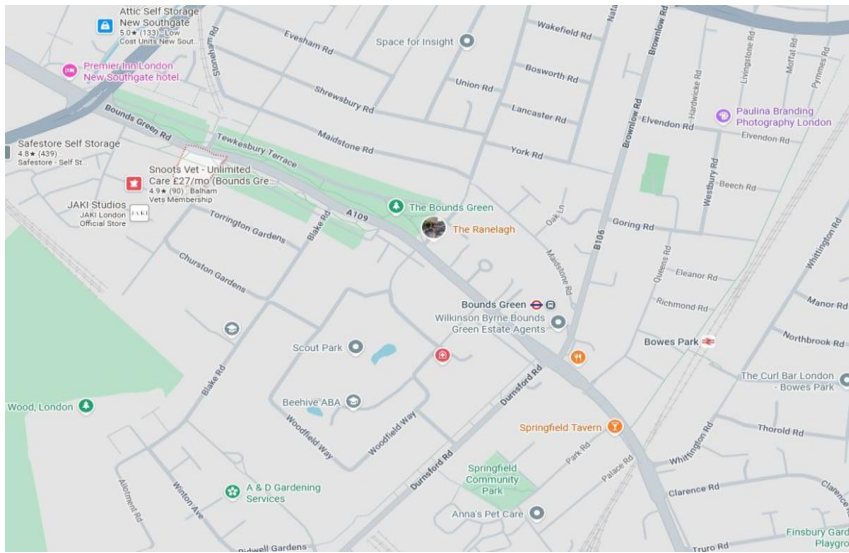
A beautifully presented top floor one double bedroom apartment with lift access and a larger-than-average private balcony, ideally located within the sought-after Gean Court development in Bounds Green. Finished to a modern standard throughout, this bright and spacious apartment offers well-proportioned accommodation, including a generous double bedroom, contemporary bathroom, and an open-plan living space with direct access to the impressive private balcony—perfect for outdoor dining or relaxing. The property is offered in excellent condition throughout and benefits from lift access, making it an ideal first-time purchase or investment opportunity. Conveniently situated just 0.4 miles from Bounds Green Underground Station (Piccadilly Line) and Bowes Park Mainline Station, the apartment provides excellent transport links into Central London, while also being close to a range of local shops, cafés, restaurants, and green open spaces.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted 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.





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