



Bathurst Square, London
N15 4FW

Asking Price £305,000

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Bathurst Square, London

DESCRIPTION

PLEASE NOTE, RECEPTION AND BEDROOM PHOTOS HAVE BEEN VIRTUALLY STAGED TO SHOWCASE USE OF SPACE

This well situated one bedroom flat offers a stylish, comfortable living space ideal for first time buyers seeking space, quiet and low running costs.

The bright open-plan living area is well zoned for seating, dining and cooking, finished with engineered wood flooring, and opens directly onto a private balcony with space for a small table and chairs. Full height floor to ceiling doors bring in excellent natural light to the living space, creating a calm and comfortable environment.

The modern fitted kitchen provides excellent storage and worktop space and is complemented by a separate utility and storage room that discreetly houses both the washing machine and the boiler, keeping noise and services out of the kitchen and main living area (a rare practical feature for a one bedroom flat)

The double bedroom is well proportioned, the bathroom is modern and well maintained, and the property benefits from a quiet internal aspect. The building features a secure video entry system, lift access to all floors, and dedicated bike storage facilities for residents.

Thoughtfully designed and carefully maintained, this property represents excellent value for money. It offers a fantastic opportunity to step onto the property ladder in a sought after North London location, combining smart presentation with a practical and well planned layout.

Located in a vibrant and growing community, you'll have a wide selection of eateries, pubs, leisure centres and gyms. Exceptional transport links are just moments away, with Seven Sisters Underground Station (Victoria Line, Zone 3) and BR services only minutes from the property making it a perfect base for commuting and enjoying everything London has to offer.

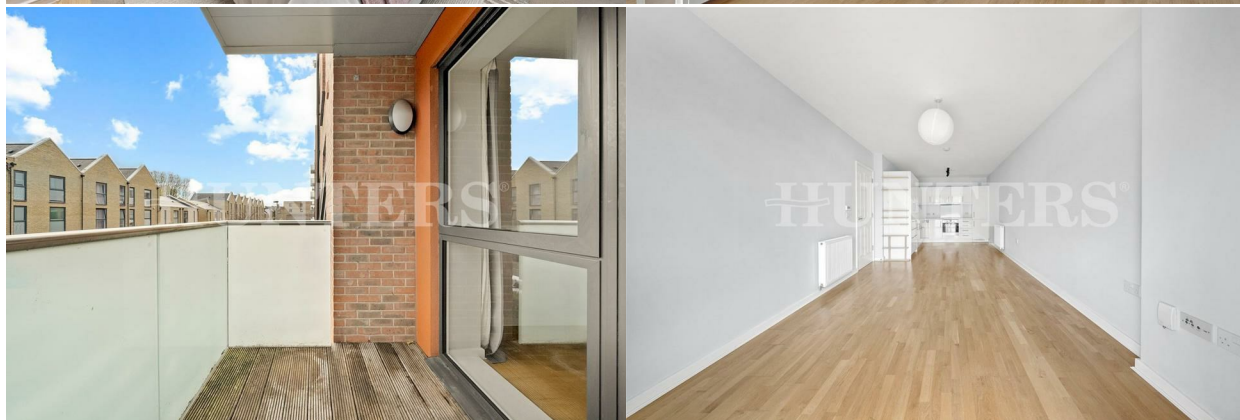
EPC - C

Council Tax - B

Service charge - £211.15 per month

Lease length - 89 years

Ground rent - £0

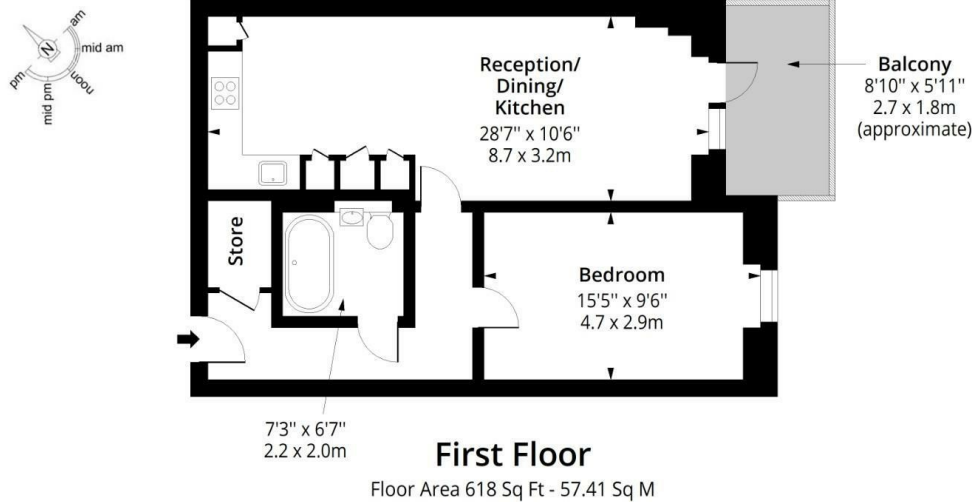


ROOMS



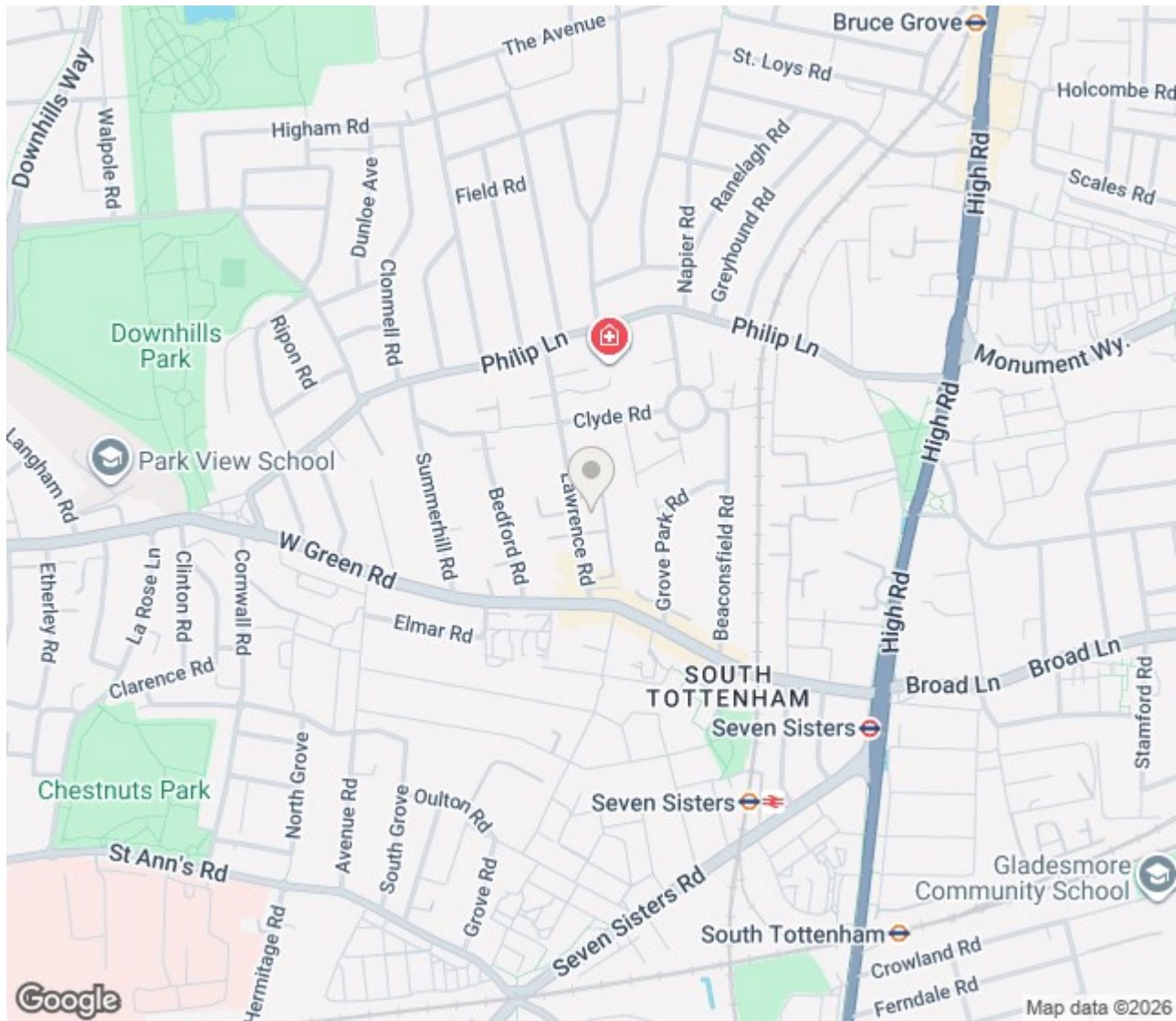
Birdsmouth Court, N15

Approximate Gross Internal Area = 618 Sq Ft - 57.41 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.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

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

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.