

Bounds Green Court, N11 2EX

£365,000 LEASEHOLD

A well-presented two-bedroom apartment situated within the popular Bounds Green Court development, offering bright and spacious accommodation in a highly convenient location. The property comprises a generous reception room with ample space for both living and dining, a separate fitted kitchen, two well-proportioned bedrooms and a family bathroom. Large windows throughout provide excellent natural light, creating a bright and welcoming atmosphere. The block is a well established residential development ideally positioned for commuters and families. The property is conveniently located within easy reach of Bounds Green Underground Station (Piccadilly Line) and Bowes Park Overground Station, providing excellent transport links into Central London. Residents also benefit from a wide range of local shops, cafés, restaurants and everyday amenities nearby.

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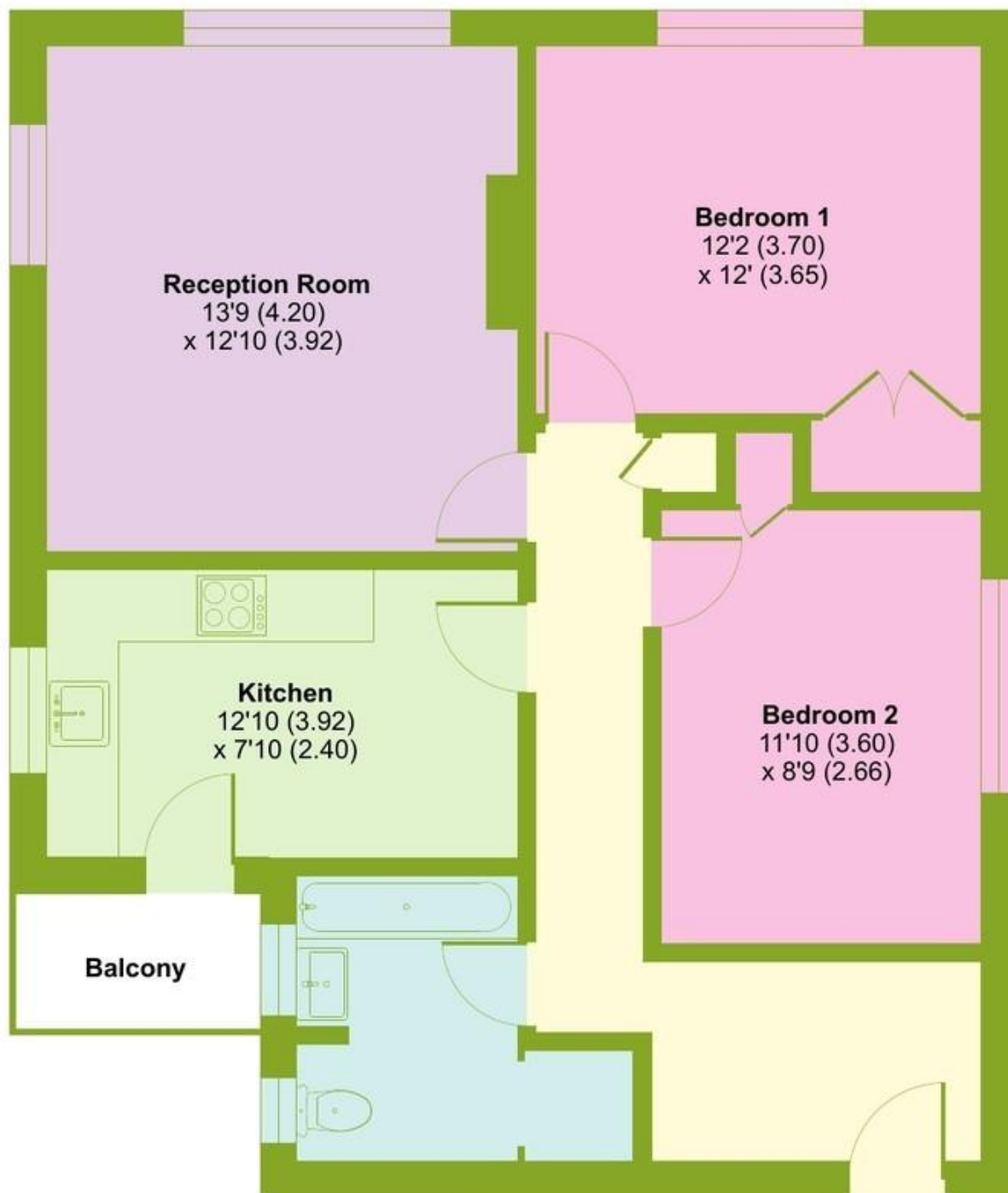


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bounds Green Road, London, N11

Approximate Area = 719 sq ft / 66.7 sq m

For identification only - Not to scale



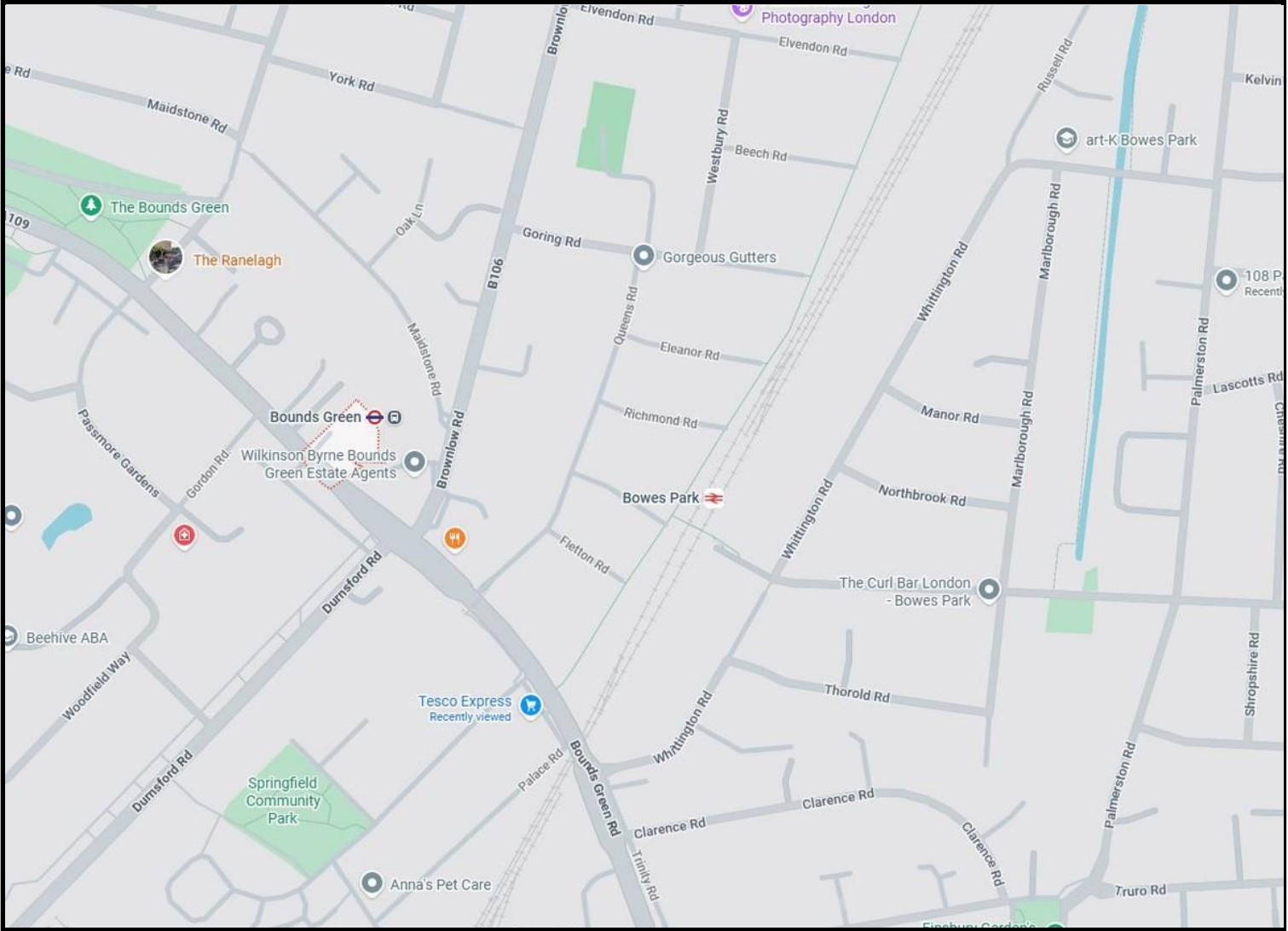
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Wilkinson Byrne. REF: 1482215

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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