



Bathurst Square, London
N15 4FW

Offers In Excess Of
£££££



Bathurst Square, London

DESCRIPTION

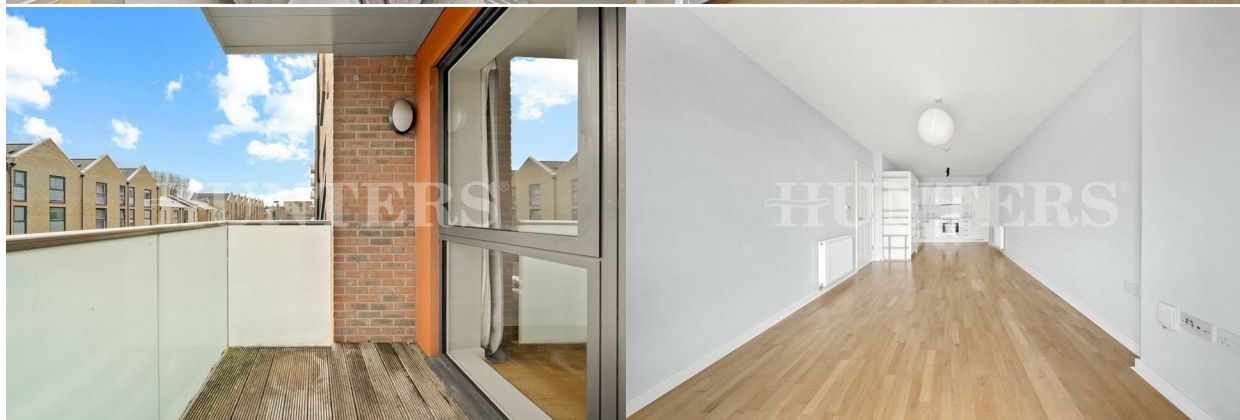
PLEASE NOTE, RECEPTION AND BEDROOM PHOTOS HAVE BEEN VIRTUALLY STAGED TO SHOWCASE USE OF SPACE

This well situated one bedroom flat offers a stylish, comfortable living space ideal for first time buyers and investors. The property includes a generous double bedroom, a modern bathroom suite, and a bright open plan reception room with a fully equipped kitchen.

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. 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



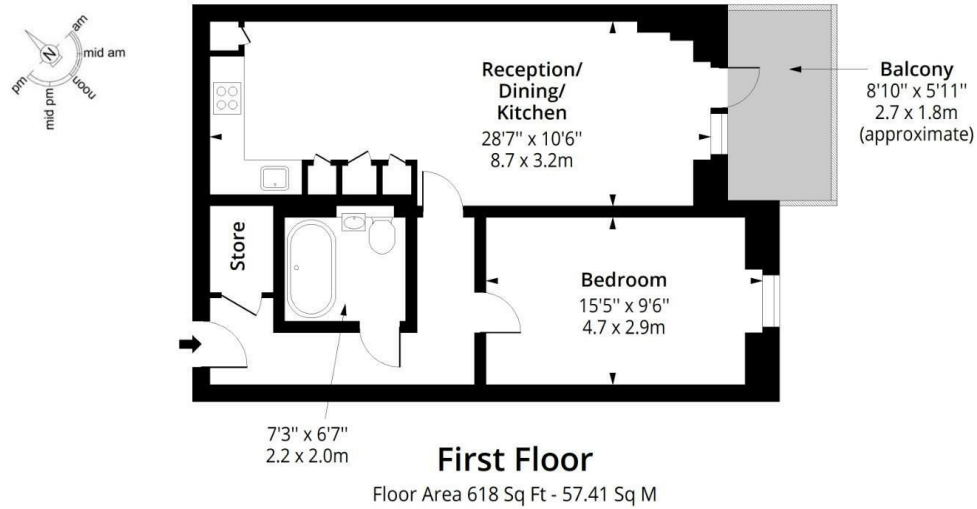
ROOMS

ROOMS



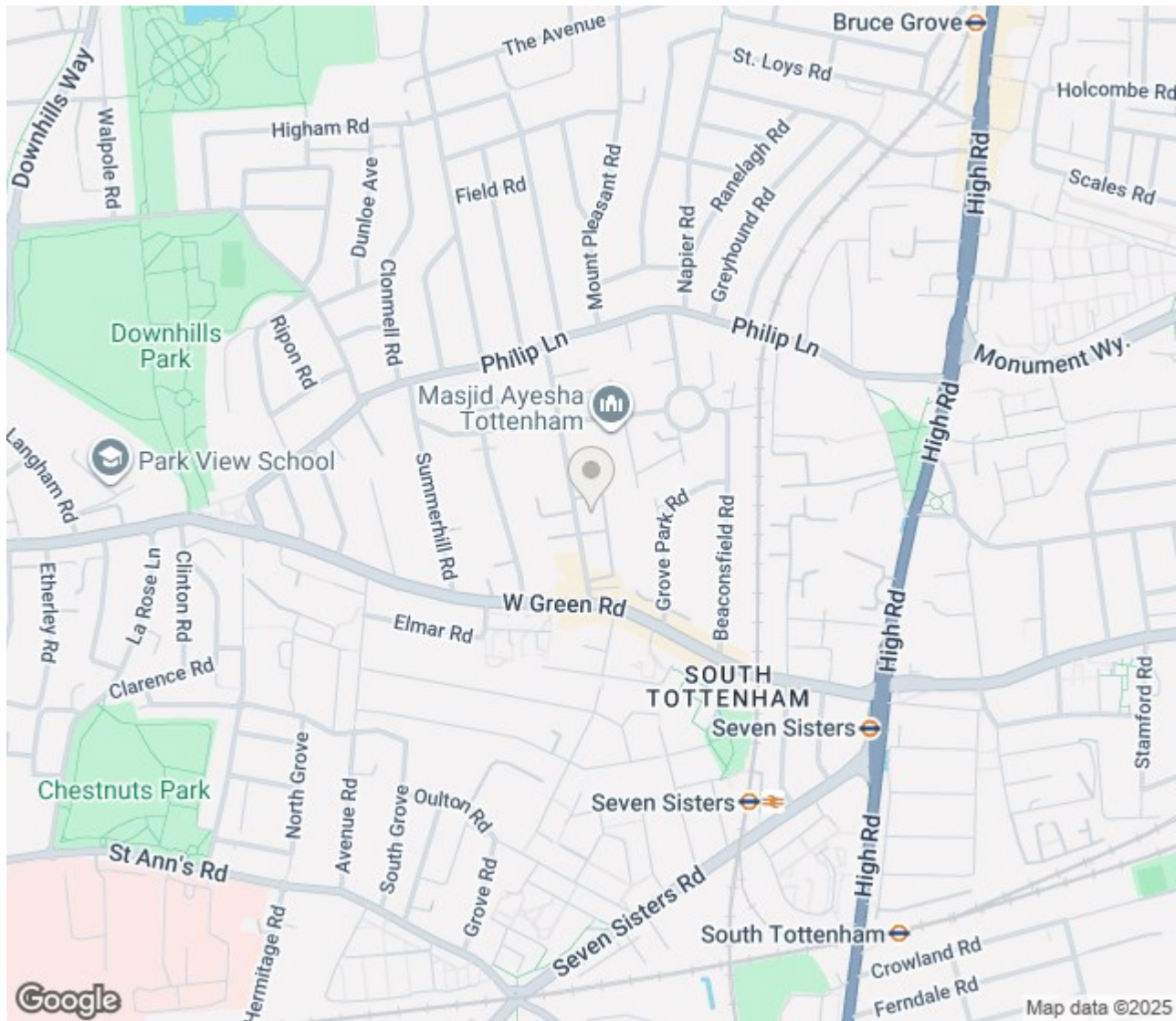
Birdsmouth Court, N15

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.