

HUNTERS®

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HERE TO GET *you* THERE



# Bathurst Square, London, N15

Asking Price £450,000



Nestled on the sought after Lawrence Road, N15, this beautifully presented two bedroom apartment offers a stylish blend of modern living and urban convenience. The property features a bright and spacious open plan living area with a contemporary kitchen, complete with integrated appliances and sleek finishes, ideal for both relaxing and entertaining. Large floor to ceiling windows flood the space with natural light, and sliding doors open out onto a private balcony, perfect for enjoying your morning coffee or evening sunset.

Both bedrooms are generously sized, offering comfortable accommodation and ample storage options. The modern bathroom is finished to a high standard, featuring elegant tiling and premium fixtures. The apartment is set within a well maintained development, offering secure entry and lift access, ensuring both comfort and peace of mind for residents.

Perfectly positioned just a 10 minute walk from Seven Sisters Station (Victoria Line and Overground), the property offers easy access to Central London and beyond. The vibrant local area boasts an array of independent cafés, restaurants, and shops. Nearby Downhills Park and Chestnuts Park provide beautiful green spaces for weekend strolls or outdoor activities. This is an excellent opportunity for first time buyers or investors seeking a well connected home in one of North London's most up and coming neighbourhoods.

Lease length - 88 years

Service charge, sinking fund and building insurance amount to £206.90.

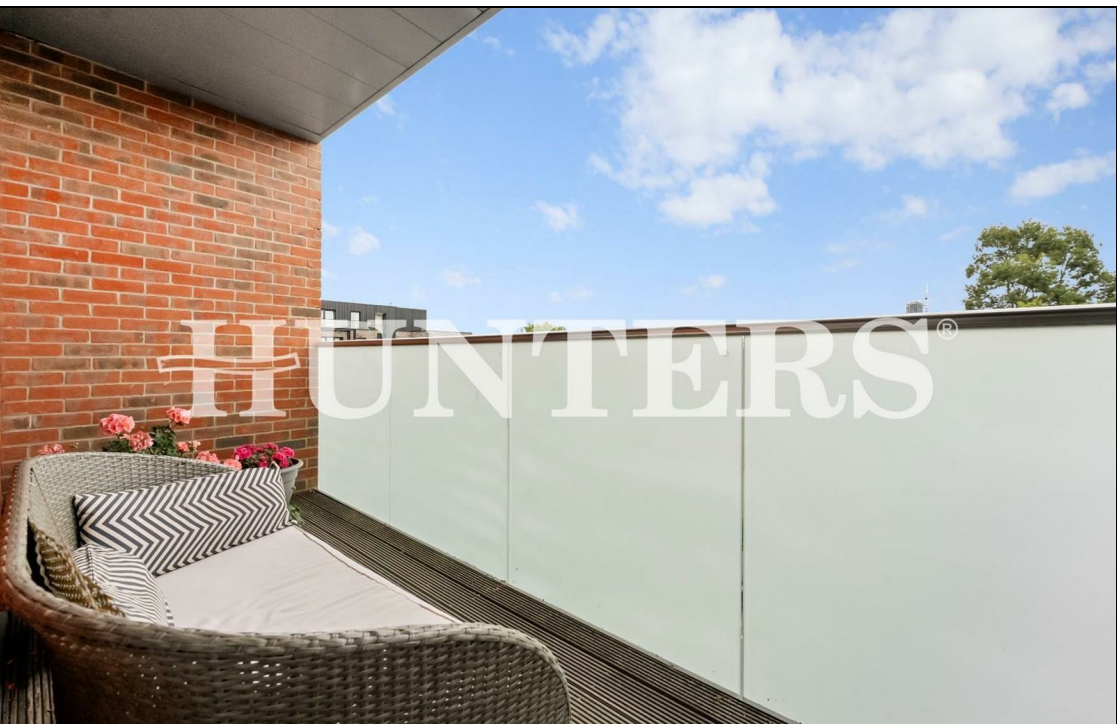
EPC - B

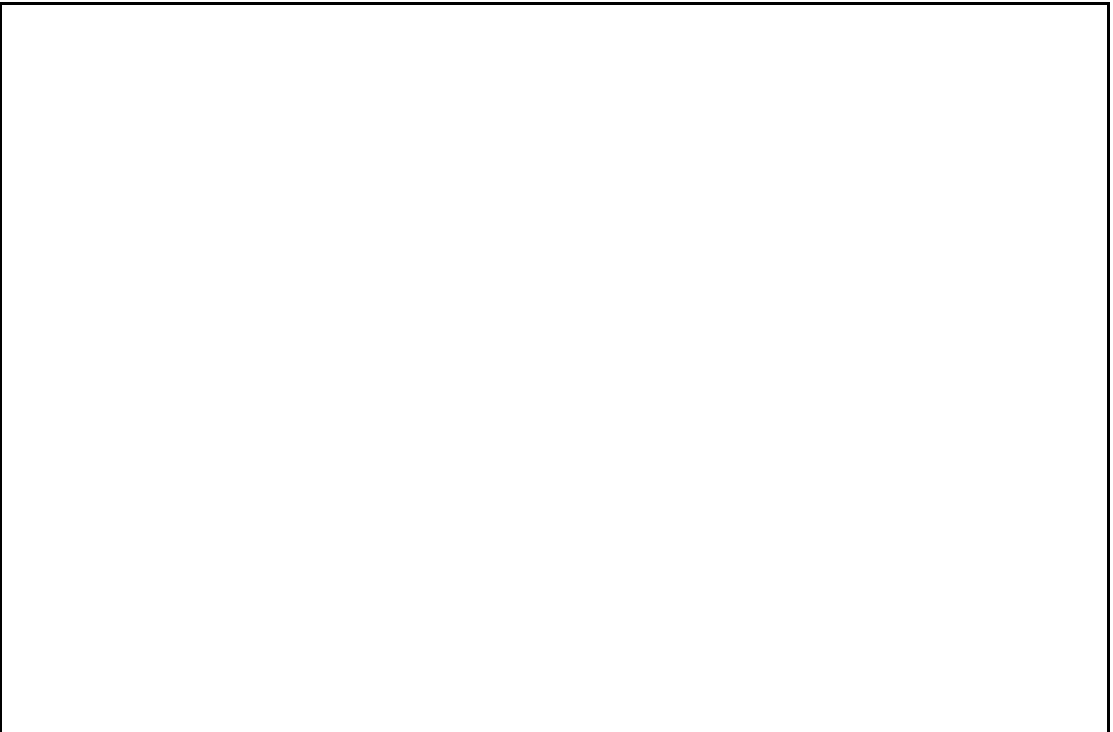
Council tax band - C

## KEY FEATURES

- Two bedroom
- Open plan living space
- Fitted kitchen
- Modern bathroom suite
- Short walk to Seven Sisters station
- Close to local amenities
  - EPC C
  - Council tax band B

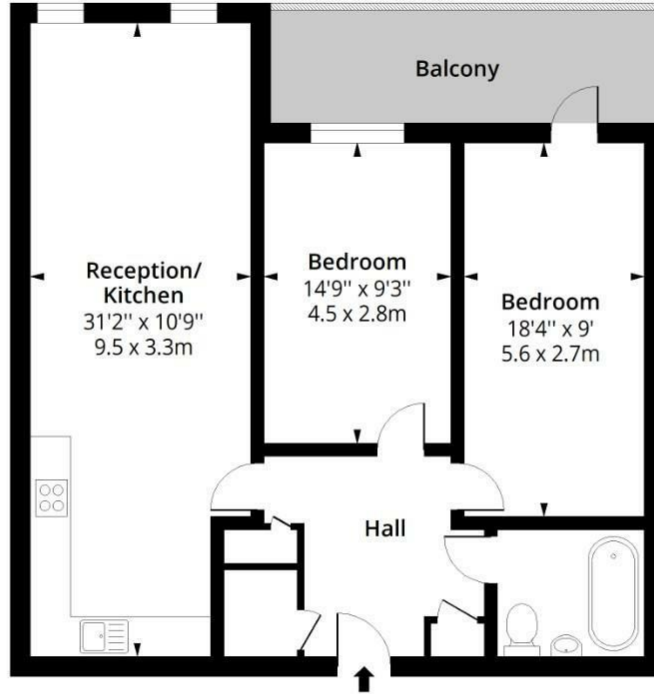




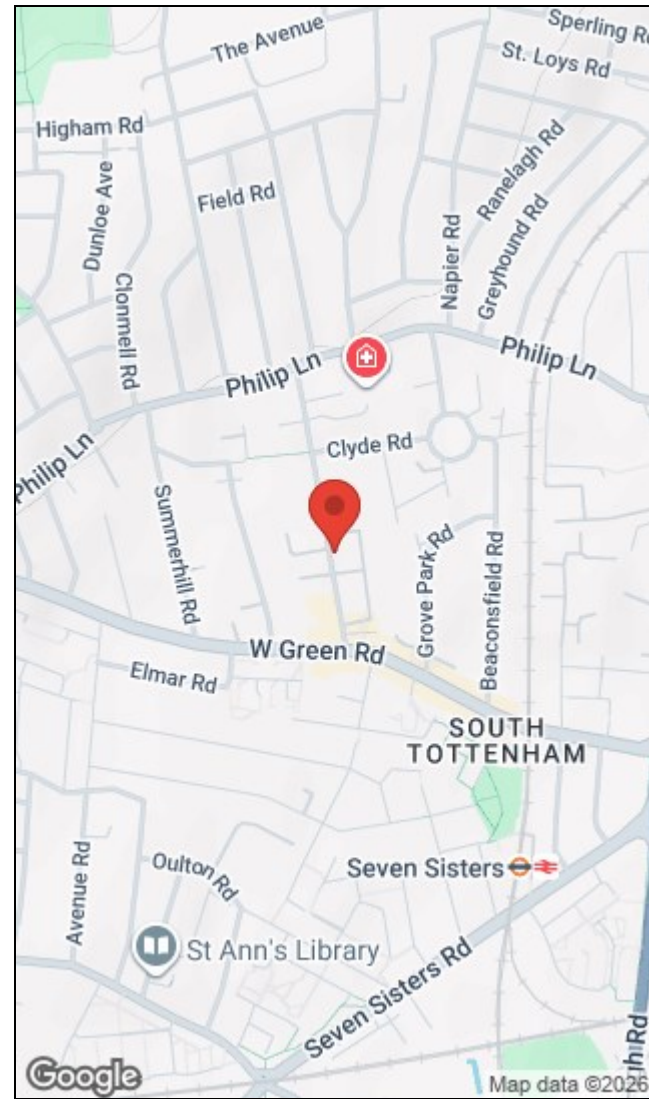


# Birdsmouth Court, N15

Approximate Gross Internal Area = 812 Sq Ft - 75.4 Sq M



**Ground Floor**  
Floor Area 812 Sq Ft - 75.4 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 Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	<b>81</b>	<b>81</b>	
England & Wales	EU Directive 2002/91/EC		England & Wales

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