

HUNTERS®

**HUNTERS®**  
HERE TO GET *you* THERE



B

# Bathurst Square, London, N15

## Asking Price £152,000



Shared Ownership 40%

This well presented one bedroom flat offers a stylish and comfortable living space, perfect for first time buyers. The property features a spacious double bedroom, a modern bathroom suite, a bright and airy open-plan reception room, and a sleek, fully equipped kitchen. To the rear, you'll find a private garden for your sole use an ideal spot for relaxing or entertaining.

Thoughtfully designed and beautifully maintained, this home represents excellent value for money, It provides a superb opportunity to take your first step onto the property ladder in a sought after North London location, combining smart presentation with a practical, well laid out space.

Set within a vibrant and thriving community, you'll be surrounded by an array of eateries, taverns, sports and leisure centres. Excellent transport links are right on your doorstep, with Seven Sisters Underground Station (Victoria Line, Zone 3) and BR services just minutes away, making this an ideal base for both commuting and enjoying all that London has to offer.

Service charge: £197 pcm

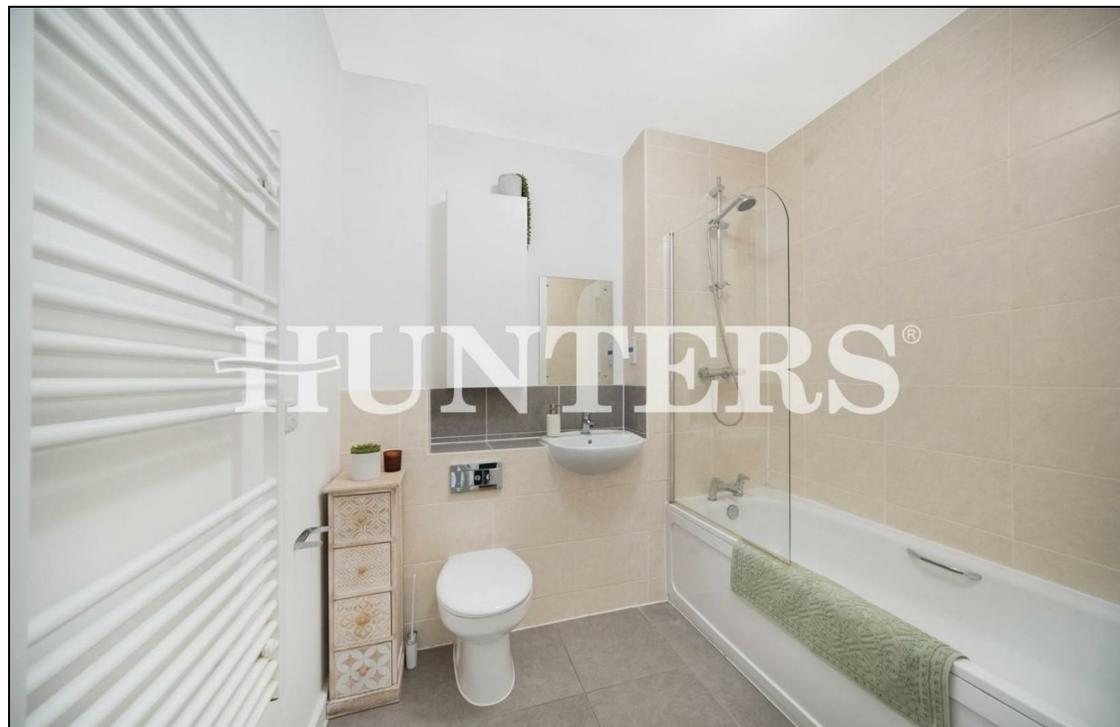
Lease length: 89 years

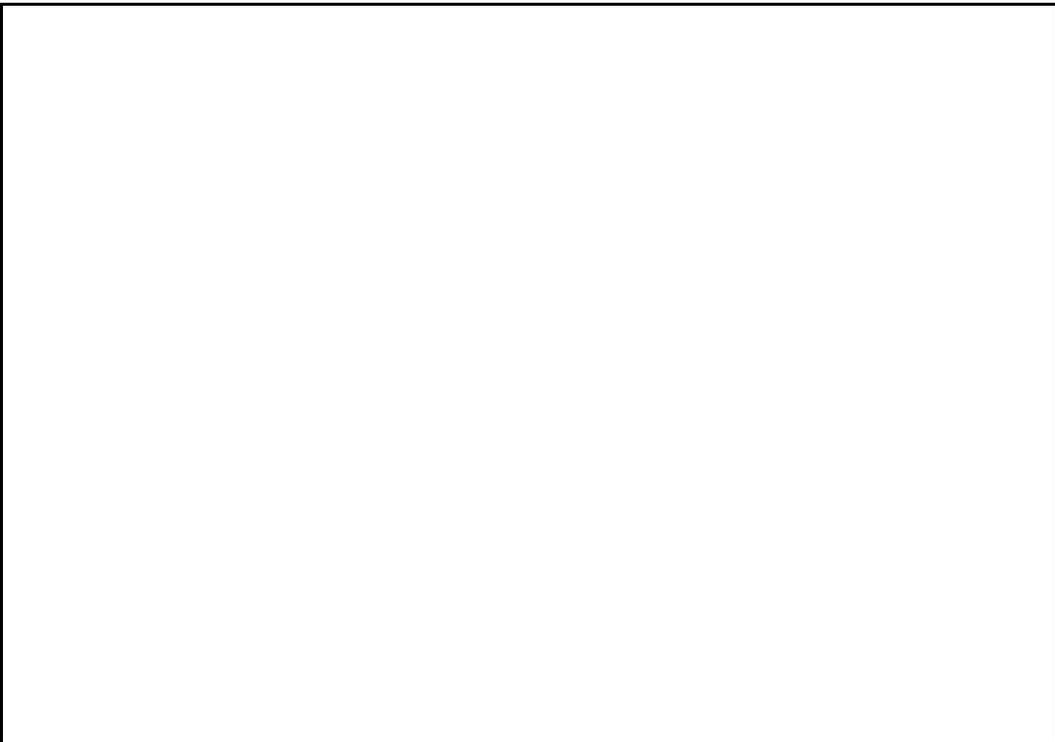
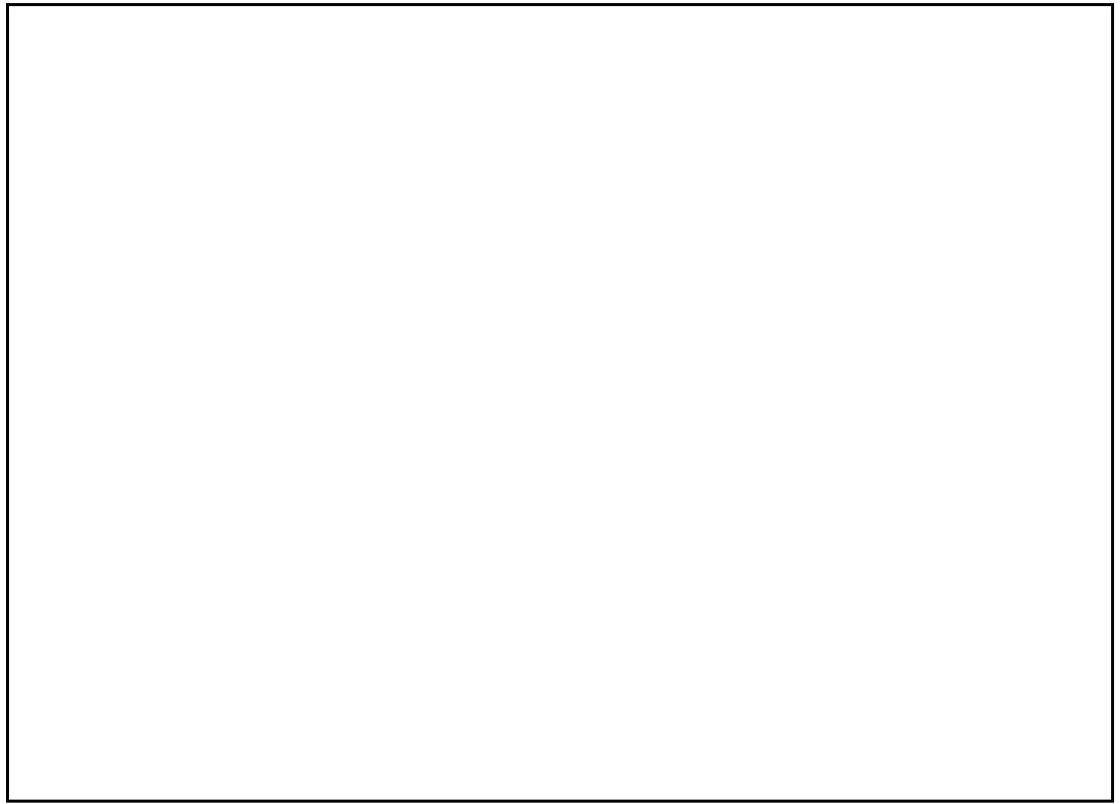


## KEY FEATURES

- One bedroom
- Open plan living space
- Sole use garden
- Fitted kitchen
- Modern bathroom suite
- Short walk to Seven Sisters station
- Council tax - B
- EPC - B

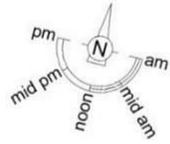




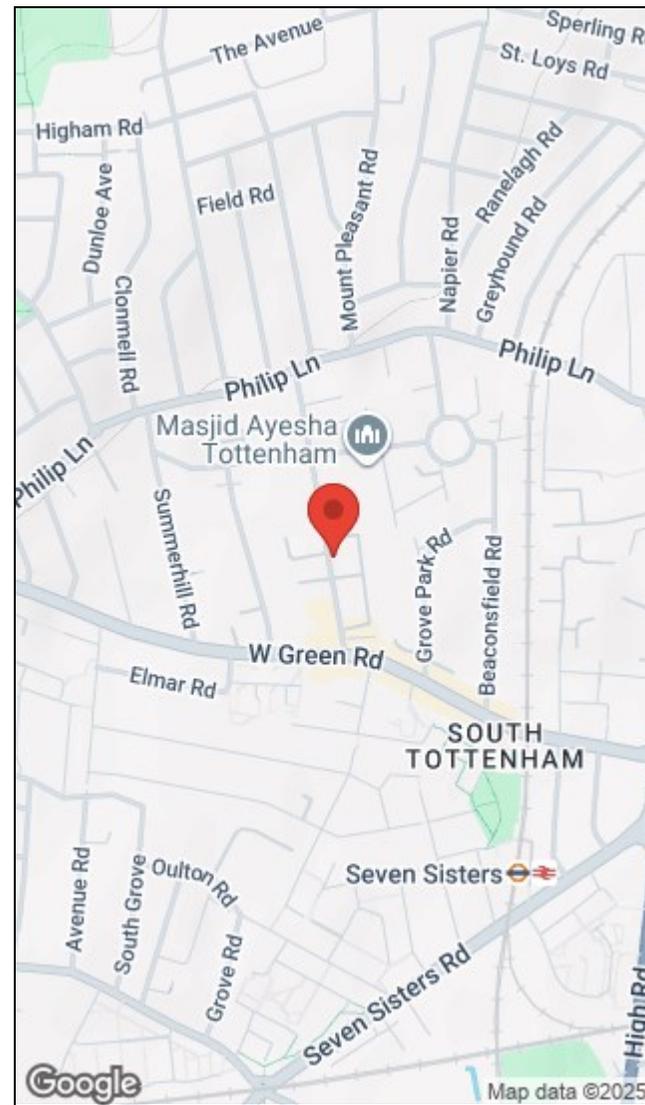


# Birdsmouth Court, N15

Approximate Gross Internal Area = 621 Sq Ft - 57.69 Sq M



**Ground Floor**  
Floor Area 621 Sq Ft - 57.69 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	Current	Potential
82	82	89	89

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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	

England & Wales EU Directive 2002/91/EC

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