



HUNTERS®

HUNTERS®
HERE TO GET *you* THERE

Bathurst Square, London, N15 | Asking Price £152,000
Call us today on 0208 261 7570



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.

Shared Ownership 40%

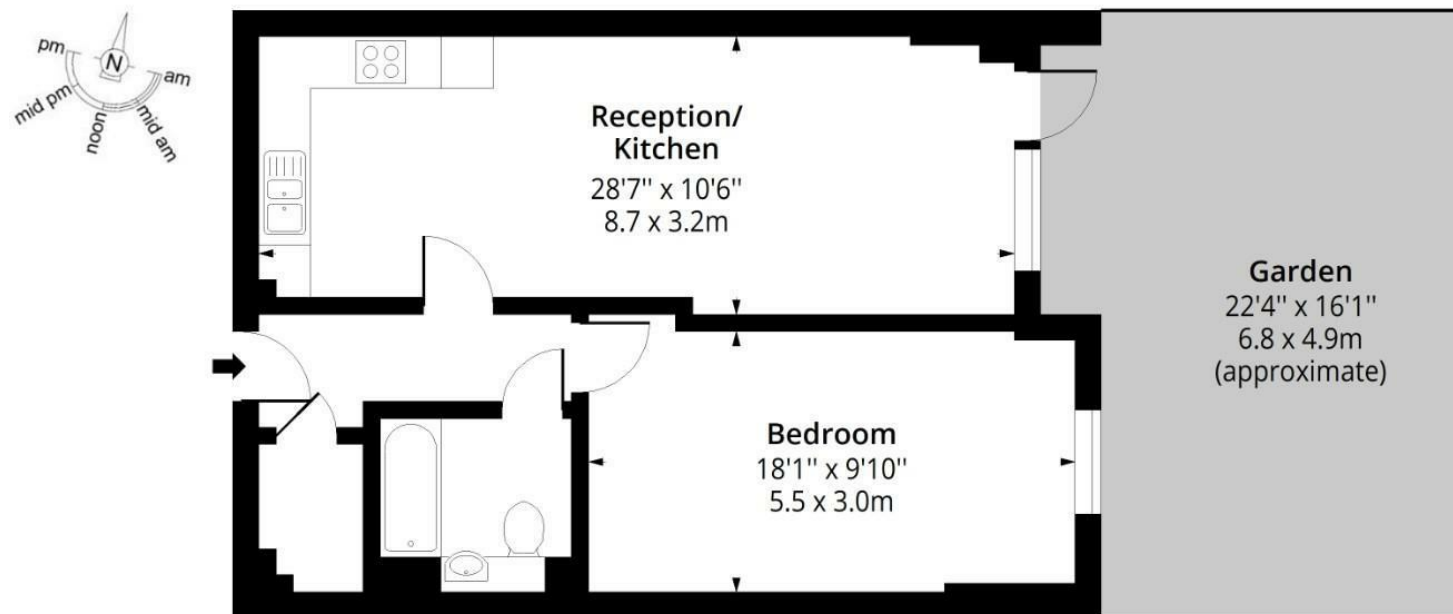
This well presented one bedroom flat offers a stylish and comfortable living space, perfect for first time buyers. The property features a spacious double bedroom, a modern bathroom suite, a bright and airy open-plan reception room, and a sleek, fully equipped kitchen. To the rear, you'll find a private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

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.

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.

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