



Bathurst Square, London, , N15 4FA

Asking Price £450,000

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Asking Price £450,000

Key Features:

Two Double Bedrooms: Enjoy the luxury of two generously sized double bedrooms, perfect for restful nights and tranquil relaxation.

Fitted Kitchen: The kitchen is a chef's dream, featuring modern appliances integrated seamlessly into the sleek design, making meal preparation a breeze.

Private Balcony: Step onto your private balcony to savor your morning coffee or unwind with an evening drink, all while taking in the urban views.

Private Parking: Your dedicated parking space ensures your vehicle is secure, and you can bid farewell to the parking challenges of city life.

Communal Roof Terrace: Elevate your leisure time on the communal roof terrace, where panoramic views of the cityscape await you.

Onsite Gym: Stay active and healthy without leaving the building, thanks to the convenience of the onsite gym.

Nestled in the vibrant Seven Sisters neighbourhood, this apartment offers easy access to both the Victoria line and British Rail for effortless commuting. You'll find a diverse array of restaurants, shops, and cultural attractions right at your doorstep.

EPC Rating: B
Council Tax Band: C

EWS1: External Wall Fire Review - B1 – I have concluded that in my view the fire risk is sufficiently low that no remedial works are required

Service Charge, Split into two 6 Monthly Payments:- £1709 x 2 = £3,418
Building Insurance £795.60
Ground Rent: £310
Subject to yearly review

Lease is 125 Year Leasehold from 1st August 2013

Please contact the Hunters Tottenham Sales Team to arrange a viewing.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

DISCLAIMER

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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Approximate Area = 72.09 sq m / 776 sq ft

Key :

CH - Ceiling Height



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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
0208 261 7570 | Website: www.hunters.com

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