



HUNTERS[®]
HERE TO GET *you* THERE



Birdsmouth Court, London, N15

Asking Price £400,000



This very well presented one bedroom garden 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 front, 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.

Items to be left: washing machine and the integrated fridge

Items to be taken: dishwasher, tumble dryer and all furniture

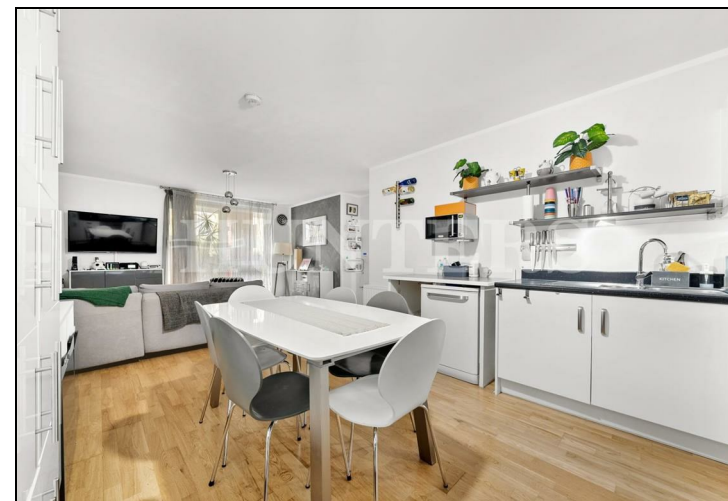
Service charge: £193.09

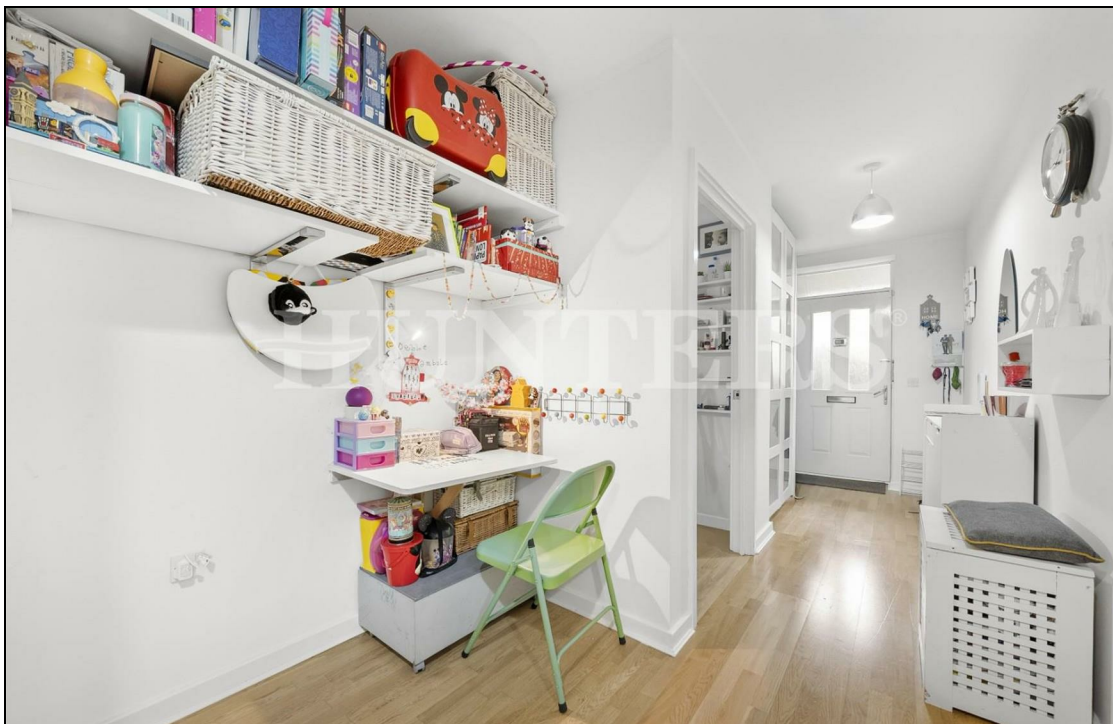
Lease length: 89 years



KEY FEATURES

- One bedroom garden flat
- Open plan living area
- Private use garden
- Fitted kitchen integrated appliances
- 10 minute walk to Seven Sisters train station
- Modern bathroom suite
- Council Tax - B
- EPC - C

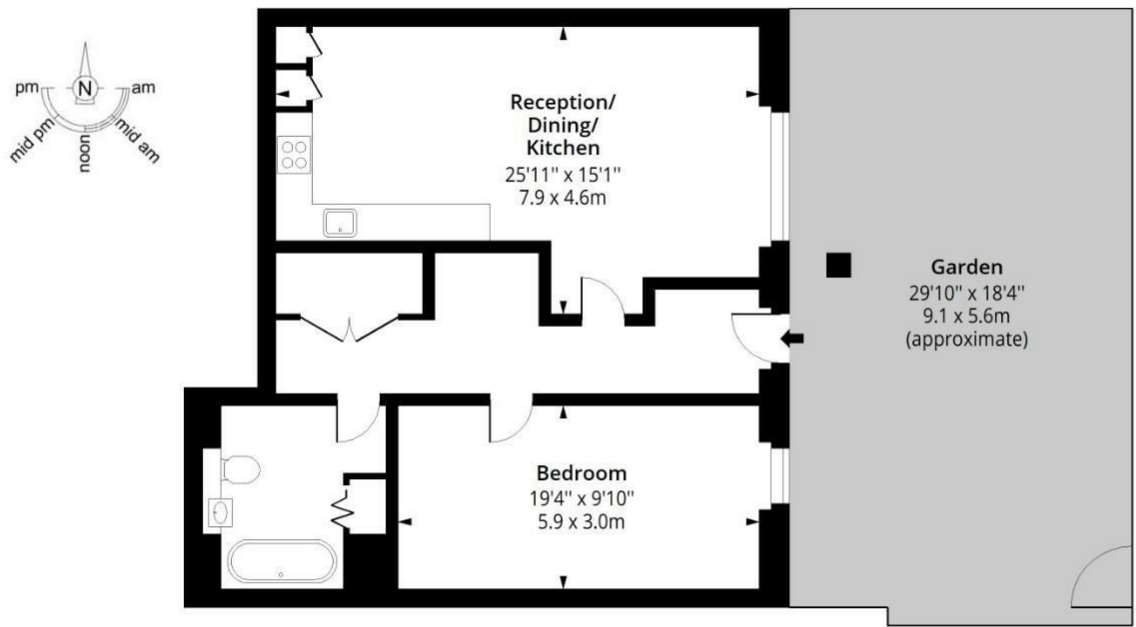






Birdsmouth Court , N15

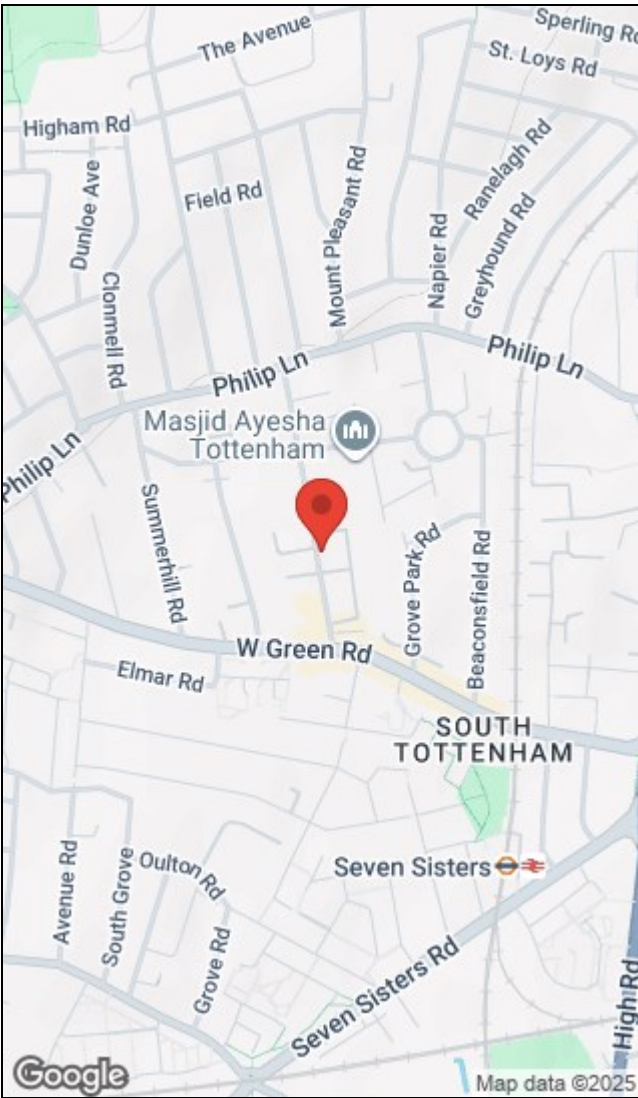
Approximate Gross Internal Area = 825 Sq Ft - 76.64 Sq M



Ground Floor
Floor Area 825 Sq Ft - 76.64 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
78	78				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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