



BIRDSMOUTH COURT, N15
£380,000 LEASEHOLD

**A LARGER THAN AVERAGE ONE BEDROOM
APARTMENT.**

Harringay | 020 8800 5151 | harringay@winkworth.co.uk



DESCRIPTION:

This exceptional 677 sq. ft. second-floor apartment offers a blend of luxury and convenience, set within a modern Bellway development. Ideally located just a short stroll from Seven Sisters Station (Victoria Line, Overground, National Rail), Downhills Park, and a variety of local pubs, cafés, and restaurants.

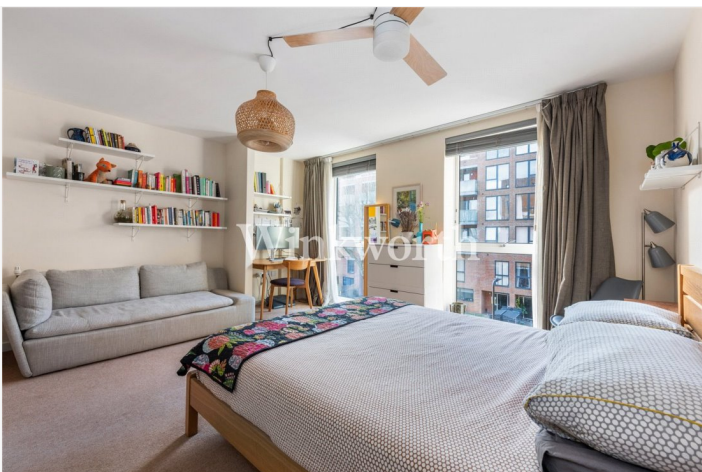
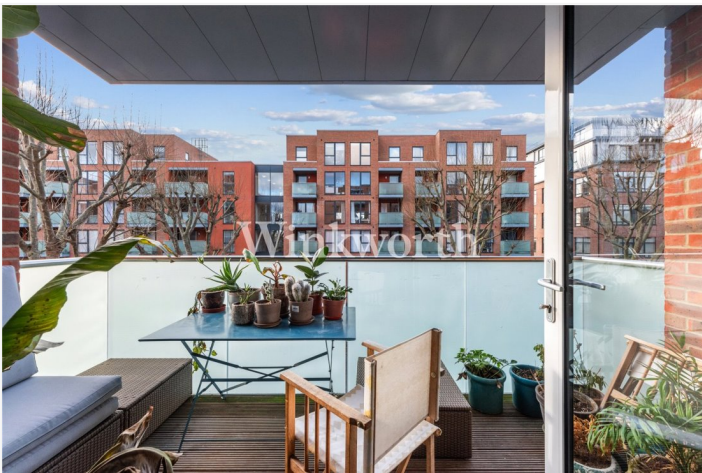
The interior is stylish and contemporary, filled with natural light and featuring high-quality fixtures and fittings throughout. The apartment is in excellent condition.

The open-plan kitchen and reception room is light and airy, with access to a private balcony. This space is ideal for dining, relaxing, and entertaining.

The modern kitchen is fitted with high-end appliances, and the spacious bedroom features built-in storage. The apartment is completed by a sleek family bathroom.

The property benefits from well-maintained communal areas, and access to an on-site gym. With electric car charging points available, this development is designed for 21st-century living.

Located in a rapidly growing area of South Tottenham, this property offers excellent transport links to the City and West End, with Seven Sisters Station just minutes away. The neighbourhood boasts a thriving cultural scene with local cafés, restaurants, and green spaces like Downhills Park and the nearby Tottenham Green Leisure Centre. The area has become an increasingly popular property hotspot in recent years, attracting young professionals and families alike.



Birdsmouth Court, Bathurst Square, N15
 Approx. Gross Internal Floor Area 677 sq. ft / 62.91 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92) | 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, Scotland & Wales | | EU Directive 2002/91/EC | |