



BATHURST SQUARE, LONDON, N15  
**£735,000 FREEHOLD**

**A THREE BEDROOM HOUSE, BUILT IN 2016.**

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## DESCRIPTION:

This exceptional house offers a great opportunity to own a newly built home in a rapidly developing London area.

Covering 1,144 sq ft, the property features stylish, contemporary design with plenty of natural light. The open-plan kitchen and dining area are perfect for entertaining. At the rear, a large reception space opens to a private enclosed garden, ideal for relaxation and outdoor dining. The ground floor also benefits from some understair storage and a large w/c.

Upstairs, there are three good sized bedrooms, the largest of

which also comes with an en-suite bathroom. This level is completed by a modern family bathroom.

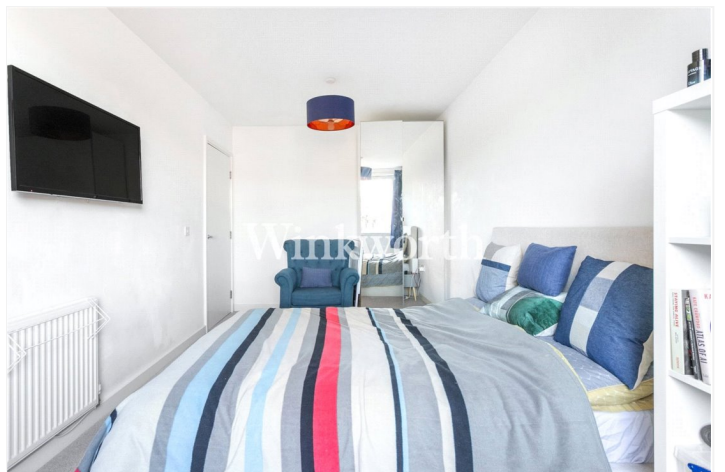
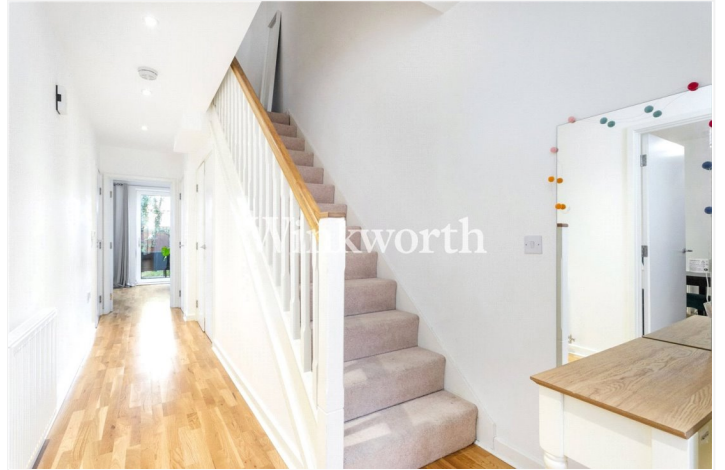
Key features include a separate utility room with ample storage and bicycle storage facilities, plus an electric car charger on site. There is also a gym in the development.

Innovatively designed for 21st century living, this impressive development offers a range of high-specification properties, including apartments and townhouses.

Well connected by road and rail

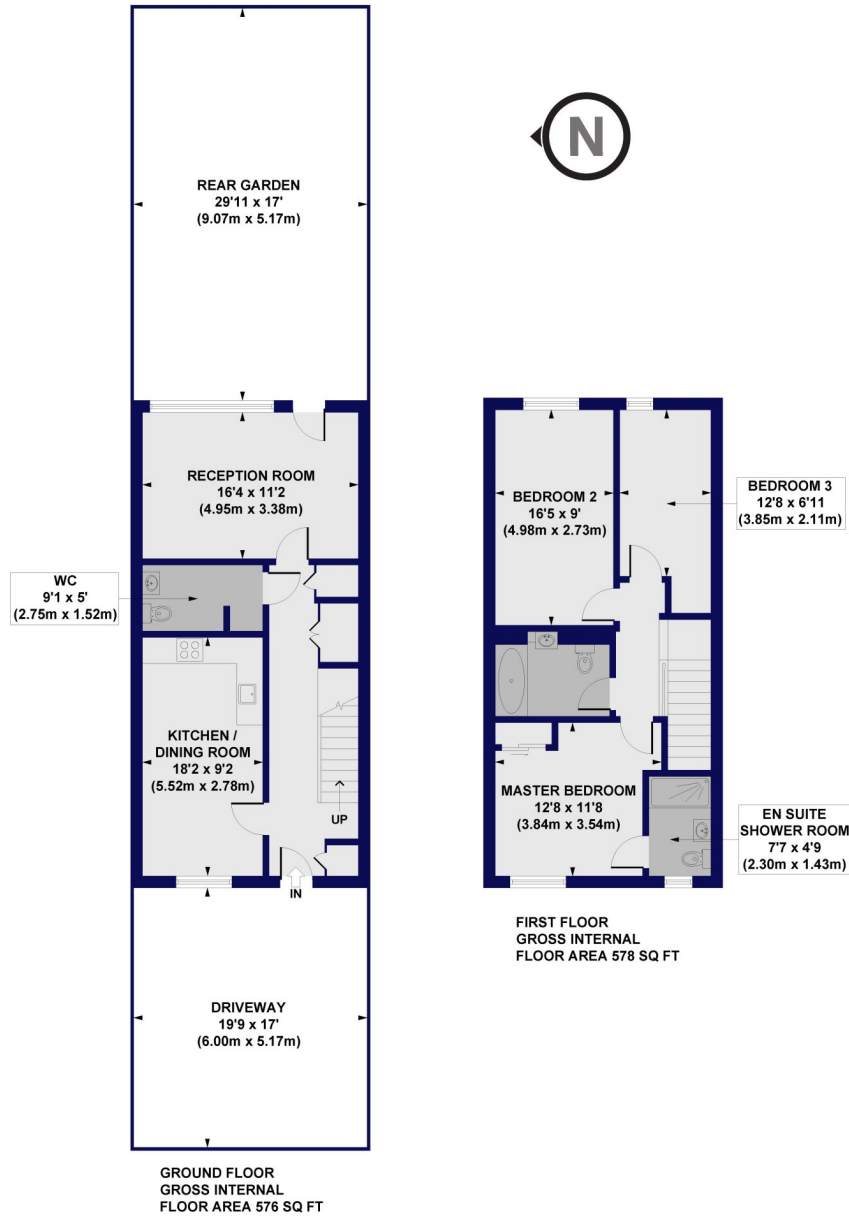
to the City and West End, you will get to King Cross in 8 Mins (Approx) and Covent Garden in 17 Mins ( Approx.) from Seven Sisters underground St, Tottenham Hale Station also has a direct link into Stansted Airport. Seven Sisters station is approx a 7 minute walk away.

Seven Sisters is a hive of creativity with attractive housing stock and lots of green spaces, it has become an increasingly popular "property hotspot" within the capital over the last few years. You will be a one minute walk to buzzy West Green Road where you can visit café Lemon, Pasero and True Craft pub and restaurant as well as the historic Fountain pub, in the opposite direction and to the North of the development



# Bathurst Square, N15

Approx. Gross Internal Floor Area 1154 sq. ft / 107.25 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A	85	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Freehold

**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.