



BATHURST SQUARE, LONDON, N15
£600,000 LEASEHOLD

A THREE BEDROOM PENTHOUSE

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DESCRIPTION:

Spanning an impressive 1,164 sq ft of lateral living space, this remarkable three-bedroom apartment with wrap around roof terrace sits proudly on the top floor of this purpose-built block in South Tottenham.

The layout features three well-sized bedrooms, two modern bathrooms, and an abundance of versatile living space. The crowning jewel is undoubtedly the expansive roof terrace, offering some of the finest views in the area—a true standout.

Innovatively designed for 21st century living, this impressive development offers a range of

high-specification properties, including apartments, live/work units and townhouses. Residents can also take advantage of electric car charging points and a private gym.

Well connected by road and rail to the City and West End, 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 Pasero, Café Lemon, Costa coffee and True Craft pub and restaurant, in the opposite direction and to the North of the development you will find

Downhills Park with its two very popular café's and Philip Lane where you can try The Palm pub and restaurant, Sushi Heads and With Milk coffee shop, Tottenham Green Leisure centre and the Bernie Grant Arts centre are also close by.

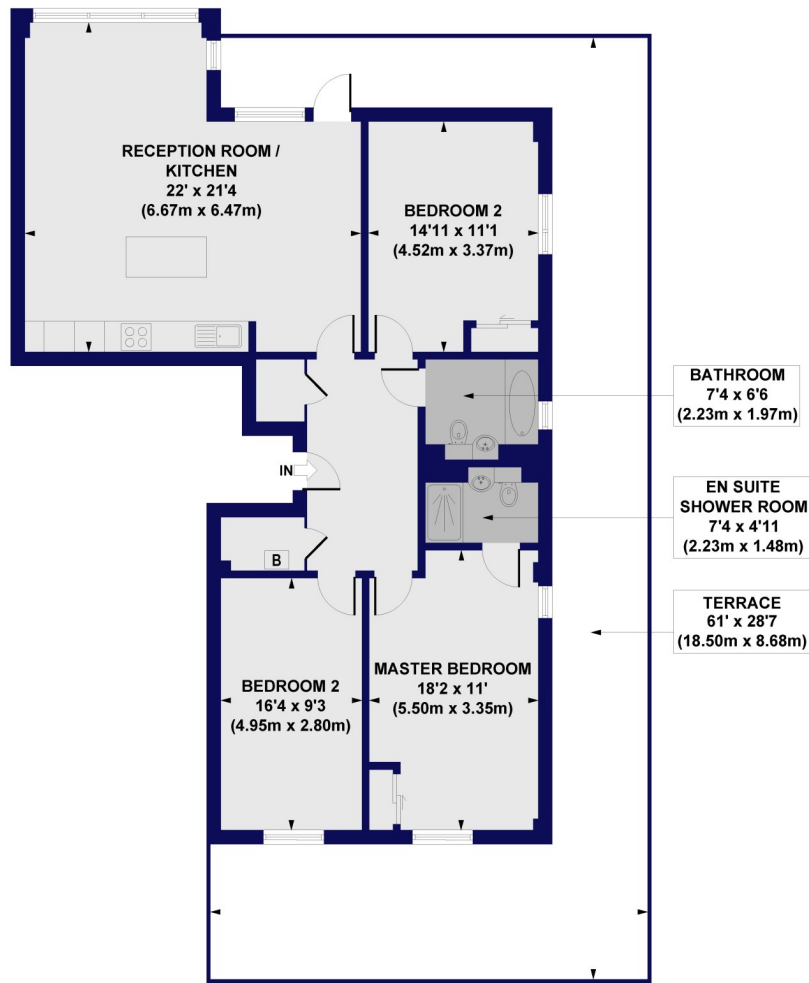
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Butterfly Court, Bathurst Square, N15
 Approx. Gross Internal Floor Area 1164 sq. ft / 108.14 sq. m



SIXTH FLOOR

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.



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
<small>Very energy efficient - lower running costs</small>			
(92)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 113 year and 10 months

Service Charge: £3932 per annum

Ground Rent: £ 370 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.