



SOVEREIGN COURT, BOUNDS GREEN ROAD,

£1,600 PCM

* VIDEO TOUR AVAILABLE * Modern one double bedroom ground floor flat situated within Sovereign Court on Bounds Green Road, N11. The property comprises a bright open-plan kitchen and reception room, a double bedroom with fitted wardrobe and a modern family bathroom. The property benefits from a contemporary kitchen with integrated appliances, high-quality flooring and attractive sash windows.

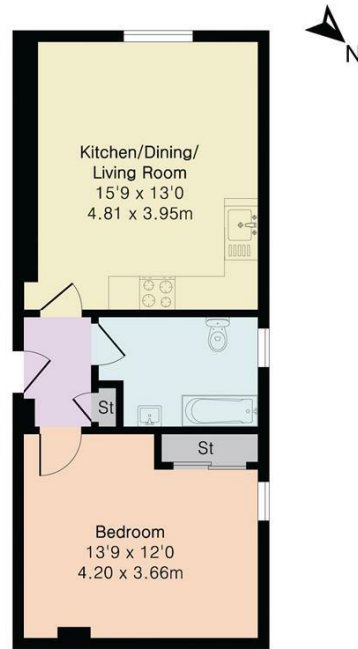
Ideally located in Bounds Green, the property is close to a range of local shops, cafés and amenities, with excellent transport links providing easy access to central London and surrounding areas. Bounds Green Underground Station is also only a few minutes' walk away.

Available immediately.



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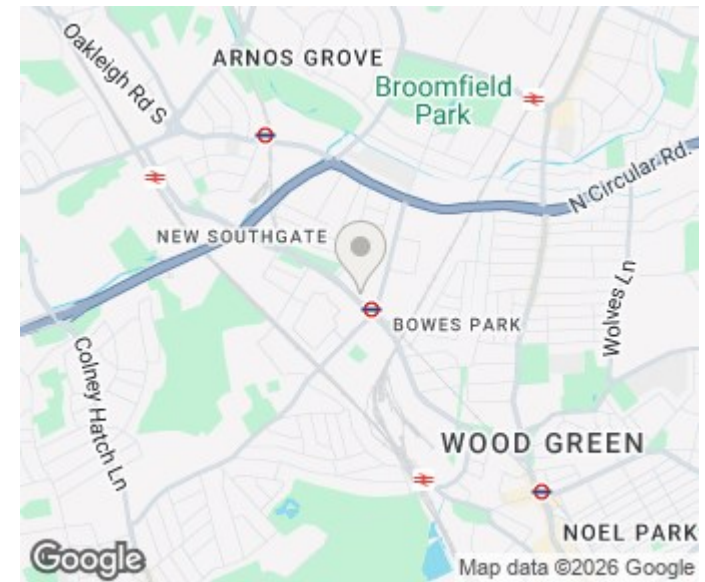
Approximate Gross Internal Area 484 sq ft - 45 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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