



## Park Court, N11 2QB

OFFERS IN EXCESS OF **£460,000** LEASEHOLD

We are delighted to present this charming Three bedroom apartment in Park Court, located in the peaceful and sought-after development in the heart of Bounds Green. This property offers a blend of modern living and convenience, featuring a spacious living area with large windows that fill the room with natural light, a fully equipped contemporary kitchen with fitted cabinetry, three well-proportioned bedrooms designed for comfort with ample storage space. The property also includes a modern, fully-tiled bathroom, beautifully maintained communal gardens, and allocated parking with secure entry. Situated in a tranquil area, the property is just a short walk from local amenities, including shops, cafes, and schools, with excellent transport links via nearby bus routes, Bounds Green tube and Bowes Park railway station, ensuring easy access to Central London. This delightful property is perfect for first-time buyers or investors.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Park Court, Park Grove, London, N11

Approximate Area = 905 sq ft / 84.1 sq m

For identification only - Not to scale

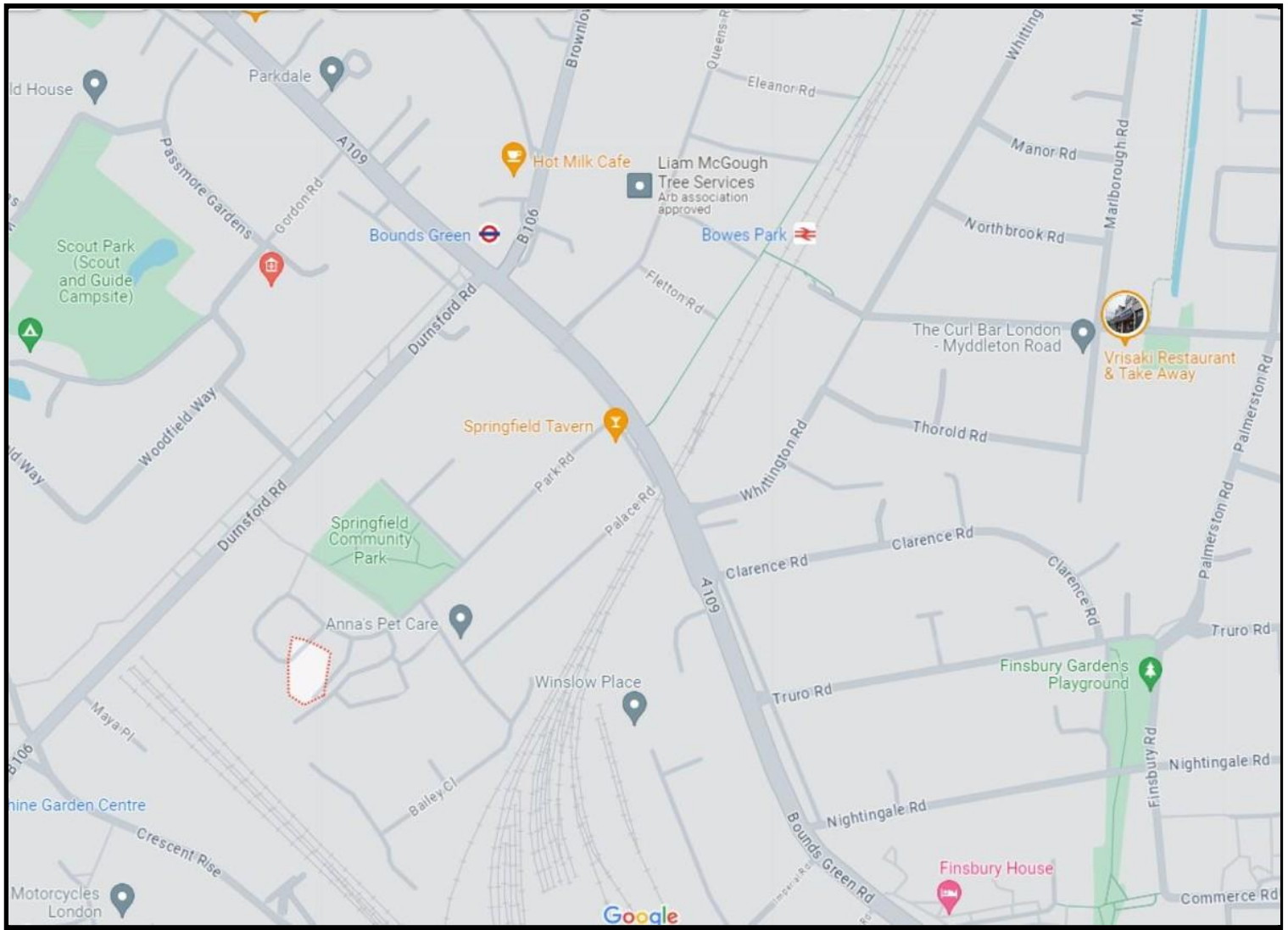


**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wilkinson Byrne. REF: 1168602





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	57 D	66 D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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