



**BUTTERFLY COURT, LONDON, N15**  
**£450,000 LEASEHOLD**

**DESCRIPTION:**

This two-bedroom, second floor apartment with private parking space and balcony, forms part of a striking modern development, a short distance of Seven Sisters underground station.

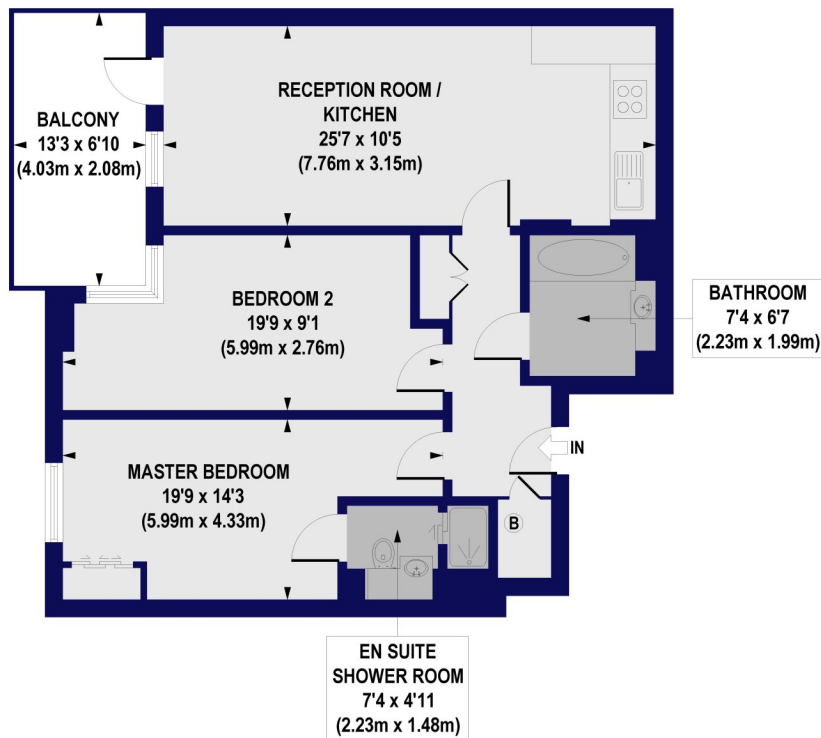
Sole Agent.

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

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**Butterfly Court, Bathurst Square, N15**  
 Approx. Gross Internal Floor Area 766 sq. ft / 71.20 sq. m



SECOND 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.

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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+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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