

15 Bounds Green Road

Long Leasehold
Residential

London, N22 8HE

1,003 Sq Ft (93.18 Sq M)



Guide Price | £182,000
By online auction



Amenities



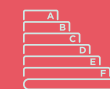
Long
Leasehold



Residential



Transport Links



EPC

15 Bounds Green Road

1,003 Sq Ft (93.18 Sq M)

This spacious 3 bedroom apartment available to purchase on a 999 year long leasehold basis.

The apartment has its own private access from ground floor level through a roller shutter to the front elevation. The apartment has an entrance lobby at ground floor level with a staircase up to the main first floor accommodation which from a generous hallway comprises of 2 large double bedrooms and a spacious single, a family bathroom, separate WC, kitchen and a large living and dining area.

There is an added benefit of a roof terrace accessed from the hallway which provides outside space.

****For sale by online auction (subject to sale prior, reserve and conditions)****

****Sale subject to 6 month AST agreement from August 2025****

Location

Tucked away in North London's desirable N22 postcode, Bounds Green offers the perfect mix of urban convenience and suburban calm. This well-connected neighbourhood is known for its leafy streets, strong community feel, and excellent transport links—making it a top choice for professionals, young families, and anyone looking to enjoy the best of both city and local living.

Bounds Green benefits from Bounds Green Underground Station (Piccadilly Line) and Bowes Park Overground, providing quick, direct routes to King's Cross, the West End, and beyond. The North Circular (A406) is also nearby, making road travel seamless across London and to major motorways.

The area is rich in green spaces, including the popular Broomfield Park and Alexandra Palace, offering scenic walks, weekend markets, and community events. Local amenities are plentiful, with a growing number of independent cafés, pubs, and shops along Myddleton Road and nearby Wood Green.

With a great balance of culture, connectivity, and character, Bounds Green, N22, is a rising North London gem where residents enjoy a high quality of life in a welcoming and well-connected setting.

Locations

Central London: 8 miles

M1: 7 miles

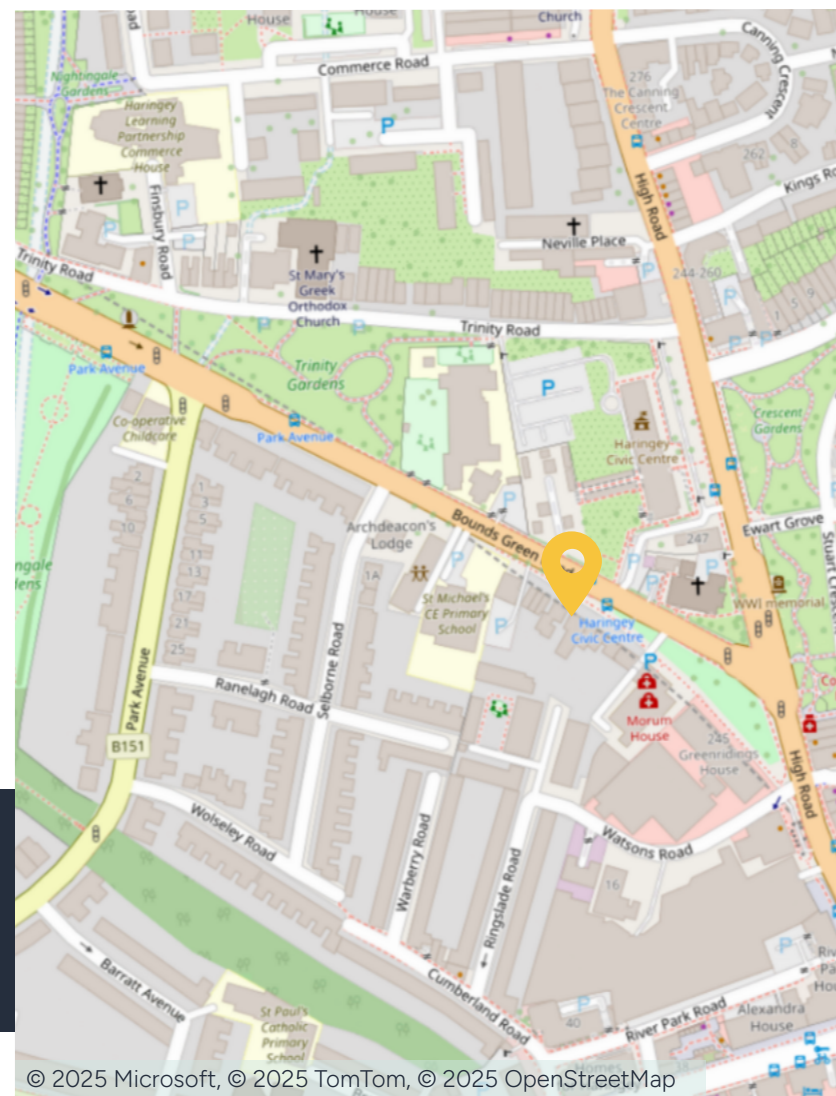
A1 (M): 10 miles

Nearest station

Hornsey Station: 1.5 miles

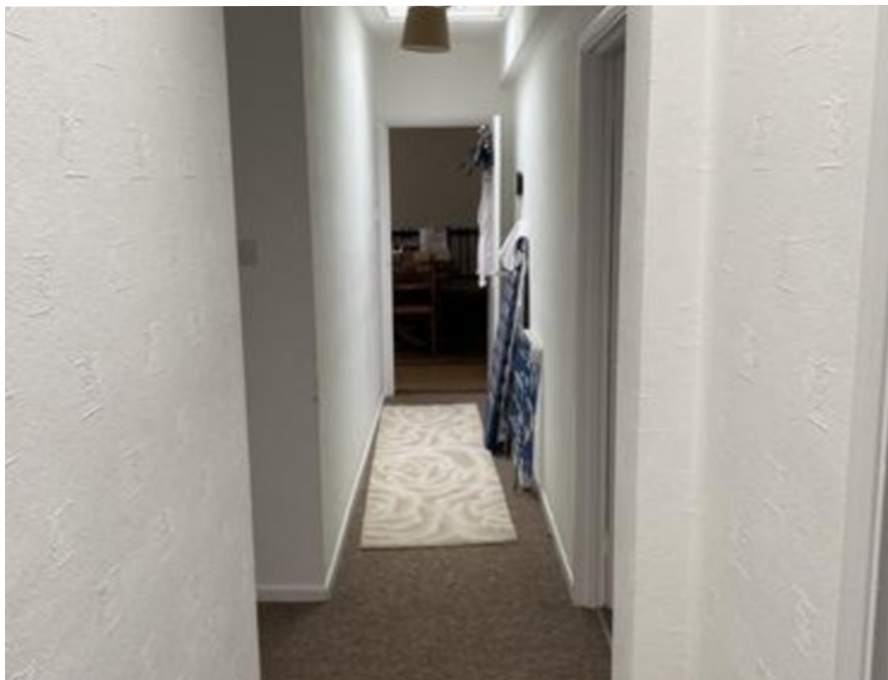
Nearest airport

Heathrow: 22 miles



Accommodation

Description	Sq Ft	Sq M
Internal accommodation	1,003	93.18
External first floor space	642	69.64



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at an guide price of £182,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online

auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,360 including VAT as stated on the auction listing. The buyer will also be required to reimburse the search and legal fees of £1,500 plus VAT.

Tenure

Being sold on a 999 year long leasehold subject to the existing shorthold tenancy.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is E.

Council Tax

Council Tax Band C.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Location

What3words: ///nerve.maybe.free

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated July 2025.



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