



Brook Mews, North Circular Road, London, N13
Chain Free £699,995 Freehold

Anthony Webb
ESTATE AGENTS

Brook Mews, North Circular Road, London, N13

NEW HOME. Three bedroom, two bath/shower room end of terrace mews house set in a new gated development of 9 properties close to Green Lanes wealth of shops, restaurants and transport links.

Brook Mews is located close to the junction of Green Lanes and the North Circular road and provides easy access to a multitude of bus routes and stations including Bounds Green and Arnos Grove underground stations (Piccadilly) and Palmers Green and Bowes Parks mainline stations into Finsbury Park/Moorgate. Excellent road links into London and beyond via the A10 and A406.

The ground floor offers a spacious open plan living/kitchen space with integrated Bosch appliances and bi-fold doors to private walled courtyard terrace • Ground floor contemporary shower room • Utility/boiler room • The second floor consists of three good size bedrooms and a luxury family bathroom. The property benefits from an allocated parking space.

Enfield Council Tax Band T.B.C

service charge-(Estimate) £236.93p/month or £2,843.10 p/annum

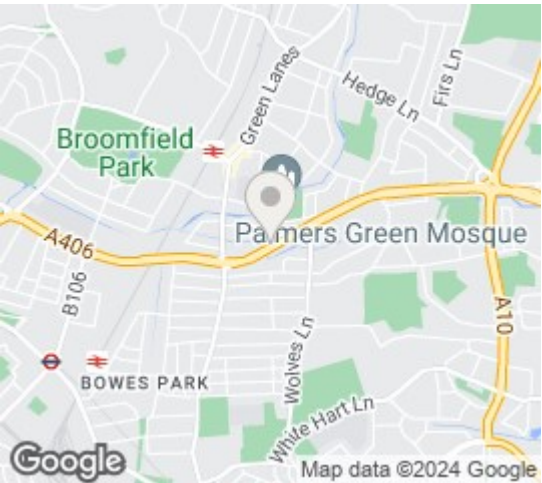
- Brand new Mews House
- Three bedrooms
- Open plan living/dining space
- Boiler/storage cupboard
- Two bath/shower rooms
- Double glazing/gas central heating
- Parking space
- Courtyard terrace
- 10 Year building warranty



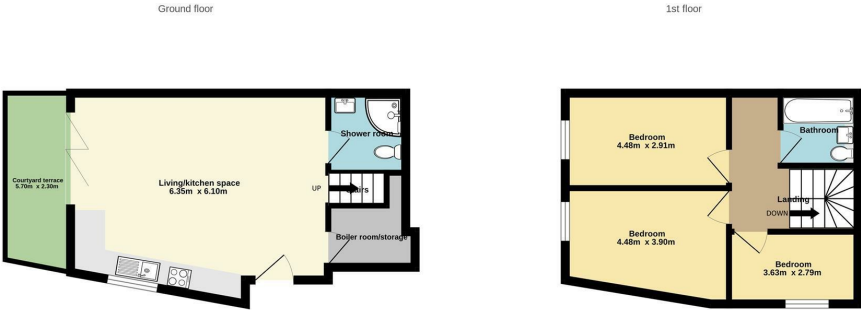


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Tenure: Freehold
Gross Internal Area: 1130.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 105.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 02024

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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

