



BRUNSWICK PARK ROAD, NEW SOUTHGATE, N11

We are pleased to offer this fantastic first floor apartment with it's own private balconies, situated in this modern, gated development located between New Southgate (BR) & Arnos Grove (PICC LINE). This wonderful property boasts three bedrooms, one with ensuite shower room, a family bathroom and a large 28ft open plan kitchen/living room. The kitchen is fitted with contemporary units with Silestone quartz worktops and integrated Bosch appliances and has direct access to a private balcony. The property also benefits from oak laminate flooring in the living spaces and carpets to the bedrooms, with a boiler controlled zoned underfloor heating system throughout, a video entry-phone system and privately gated access to the car park, with allocated parking & communal garden. This property is also situated close to New Southgate Recreational Ground, Arnos Park, local shops and cafes.



ACCOMMODATION

- * GATED ACCESS INTO THE CAR PARK * COMMUNAL ENTRANCE * SPACIOUS 28FT RECEPTION ROOM LEADING TO A BALCONY WITH LEAFY OUTLOOK * OPEN PLAN TO THE LUXURY FITTED KITCHEN/DINER WITH BOSCH INTEGRATED APPLIANCES AND QUARTZ WORKTOPS * 3 DOUBLE BEDROOMS - 2 WITH BALCONIES * 2 BATHROOMS - 1 ENSUITE * 1 ALLOCATED PARKING SPACE *
- * SERVICES: GAS CENTRAL HEATING - UNDERFLOOR THROUGHOUT *
- * FEATURES: DOUBLE GLAZING * ENTRY PHONE SYSTEM * LIFT TO ALL FLOORS *

PRICE: £575,000 LEASEHOLD

ENTRANCE HALL

Neutrally decorated Entrance Hall with Video Entryphone System, Oak Effect Flooring, Storage Cupboard. Access to Bedrooms, Main Bathroom & Kitchen/Living room.



LIVING ROOM

Double glazed French Doors leading out to the private balcony and a further window to the side. Oak effect flooring with wet underfloor heating and spotlights to the ceiling. A large, bright living room, open plan leading to:



LUXURY FITTED KITCHEN AREA

A luxury fitted kitchen which is open-plan to the living room. Ample stone coloured, modern wall & base units with Silestone quartz worktops. Integrated Bosch dishwasher & fridge-freezer. The island separates the kitchen from the living space and houses the built under oven, hob and ceiling mounted chimney extractor. Oak effect flooring with underfloor heating. Spotlights to the ceiling.



KITCHEN AREA (PIC 2)



KITCHEN/LIVING ROOM 27'11" x 17'3" (8.53 x 5.26)

A different aspect showing the French Doors leading out from the living room to the balcony.



LIVING ROOM BALCONY 4'10" x 17'3" (1.48 x 5.26)

Sunny aspect and leafy outlook, decking & iron balustrades.



BEDROOM 1 12'9" x 10'9" (3.89 x 3.30)

Double glazed French Doors leading out to the private balcony. Carpeted, with underfloor heating. Pendant lighting with chrome switches & sockets. Access to the ensuite shower room.



BEDROOM 1 (PIC 2)

Different aspect showing access to the ensuite shower room.



ENSUITE

Double glazed frosted window to the side. Fully tiled with white 3 piece suite consisting of large glass shower cubicle, wall hung WC with chrome flush plate & wall hung wash hand basin with mixer tap and mirrored cabinet above.



BEDROOM 2 12'10" x 12'8" (3.91m x 3.86m)

Full height double glazed window letting in lots of natural light. Carpeted, with underfloor heating. Pendant lighting with chrome switches & sockets.



BEDROOM 2 (PIC 2)



BEDROOM 3 8'11" x 7'9" (2.72 x 2.37)

Double glazed French Doors leading out the the private balcony. Carpeted, with underfloor heating.



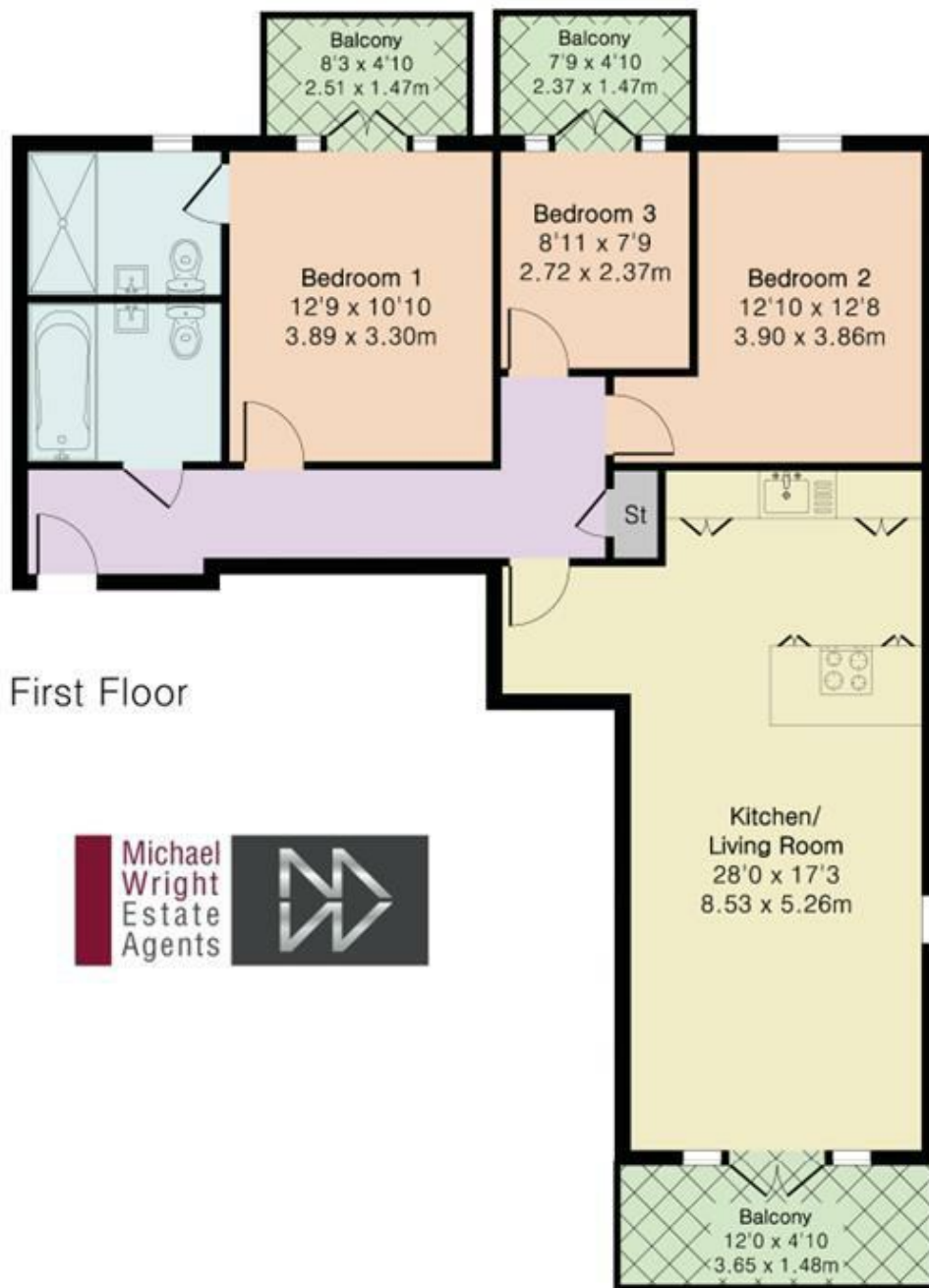
LUXURY BATHROOM

Fully tiled luxury bathroom comprising a full sized paneled bath with large recess creating ample space for toiletries. Wall hung wash hand basin with large fitted mirror in the recess above. Wall hung WC with chrome flush plate.



Florian House, Brunswick Pk Rd, N11

Approximate Gross Internal Area 941 sq ft - 87 sq m



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



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.