



Brook Mews, Palmers Green, London, N13

Available

£699,995 (Freehold)





One-of-a-kind, Three bedroom, two bathroom end-of-terrace Mews House, with private walled garden, open plan living, and allocated parking space

Baker and Chase are delighted to present 1 Brook Mews, the jewel in the crown of this bespoke, gated development of just 9 Mews Houses in Palmers Green.

Occupying a position at the end of the terrace, the property provides a spectacular open plan kitchen and living room, with glorious bi-folding doors onto a private, walled courtyard garden, a fully fitted kitchen boasting a selection of brand new Bosch appliances and separate utility room. In addition, the property offers two fully equipped, luxurious bathrooms. The bathroom downstairs offers a corner shower unit, stylish sink with storage under, shaving point and a Bluetooth mirror with light up surround. The bathroom on the first floor, provides a generous bath, with shower screen and shower over, a large vanity unit encompassing the wash hand basin and a glorious large mirrored wall and skylight. One of most prominent features has to be the 3 spacious bedrooms, all of which can accommodate a double bed and ample bedroom furniture.

Being the only three bedroom within the Brook Mews development, the property benefits from an allocated parking space.

The Location

Positioned just South of the North Circular, between the junctions of the A10 (Great Cambridge Road) and Green Lanes, the location could not be more convenient. Green Lanes provides a number of bus routes and the location affords excellent road access to the main routes in and out of North London. Palmers Green B.R, Bowes Park B.R and Bounds Green London Underground provide a range of regular transport links into Central London

Tenure: Freehold

Location Authority: Enfield

Council Tax Band: TBC

Service Charge: (Estimate) £236.93p/month or £2,843.10 p/annum

Parking

x1 allocated parking space

Exterior

Bin store, exterior feature lighting, door to:

Open Plan Kitchen/Living Space

Aluminum composite door to front aspect, double glazed window to front aspect, double glazed bi-fold doors to side aspect, x2 double radiators, recessed LED strip light, spotlights, hardwire smoke alarms, stairs to first floor, doors to:

Kitchen:

Contrasting range of wall and base units with work surfaces over, Franke sink and drainer with mixer tap, 4-ring Bosch hob with matching extractor fan over and glass splash back, integrated Bosch dishwasher, integrated fridge freezer

Utility Room

Wall mounted Worcester boiler, mega flow, plumbed spaces for appliances, under stairs storage, tiled floor, spotlights

Downstairs shower room

Corner shower unit, low flush w/c, floating basin with mixer tap and storage under, fully tiled, shaving points, Bluetooth mirror with light surround, spotlight, extractor fan

First Floor Landing

Skylight, spotlight, hard wired smoke alarm, double radiator, doors to remaining rooms

Bedroom 1

Dual aspect with double glazed windows to front and side aspect, radiator, spotlights, TV point, ample power points

Bedroom 2

Double glazed window to side aspect, radiator, spotlights, TV point, ample power points

Bedroom 3

Double glazed window to front aspect, radiator, spotlights, TV point, ample power points

Bathroom

Low flush w/c, vanity sink with mixer tap, bath with mixer tap, shower attachment and shower over complete with shower screen, downlighting, spotlights, skylight, shaving point, electric heated towel rail, fully tiled, extractor fan

Walled Garden

Tiled floor, outside tap

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obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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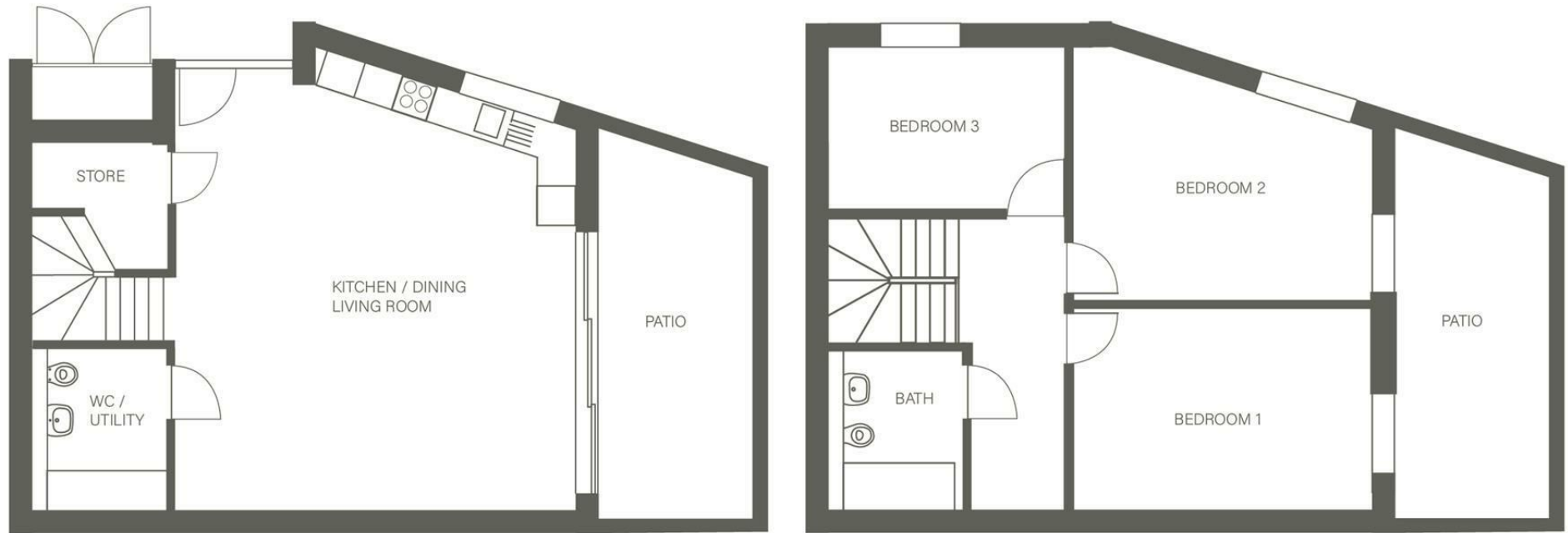
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EPC Rating / Local Authority: Enfield / Council Tax Band: New Build