



**Brook Mews, Palmers Green, London, N13**

Available

£399,995 (Freehold)





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**Stunning 1-bedroom Mews with private courtyard garden, additional study room with a fantastic finish throughout, in a secluded, gated development of just 9 properties.**

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Baker and Chase are very excited to present this stunning 1-bedroom (plus study) Mews House, spread over 1 level, complete with a beautiful, private courtyard garden.

We strongly encourage an internal viewing, to appreciate the modern design and build quality on offer. 2 Brook Mews is a stunning property.

Once inside, you are met with a wonderful, open plan kitchen and living space, with the fully fitted kitchen along one wall and the beautiful bi-folding doors onto the private courtyard garden on another. The design, which sees the courtyard garden visible from the living space, bedroom and the study is a truly wonderful design feature, that not only offers a wonderful design element, natural light from the South facing aspect, but also plenty of practical benefits.

The study room, is a fantastic additional room, please explore the floorplan for more information, as we believe this room could serve a range of uses. A luxurious fully tiled bathroom, with large mirrored feature wall and LED strip lighting, and access to a useful utility cupboard completes this impressive accommodation.

#### 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) £113.63p/month or £1,363.50 p/annum

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## Exterior

### Open Plan Kitchen/Living Space

Aluminum composite door to front aspect, x2 radiators, bi-folding doors to rear aspect, spotlights, hard wired smoke alarms, ample power points, TV point, recessed LED strip light, doors to remaining rooms

Kitchen:

Contrasting range of wall and base units with work surfaces over, Franke sink and drainer with mixer tap, integrated Bosch dishwasher and oven with matching Bosch extractor hood over, integrated fridge freezer

### Bedroom

Double glazed windows to side aspect onto courtyard, radiator, spotlights, ample power point, TV point

### Study

Double glazed windows to side aspect onto courtyard, radiator, spotlights, ample power point

### Bathroom

Vanity unit with low flush w/c, hand basin with mixer tap, mirrored feature wall, access panel for w/c plumbing, bath with mixer tap, shower attachment with shower over and shower screen, spotlights, heated towel rail, fully tiled, shaving point, skylight, feature downlighting, built in storage cupboard housing boiler and fuse board, with plumbed space for appliance.

### Central Courtyard Garden

Tiled floor, external power point outside tap

### Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to 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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the









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VAT: The VAT position relating to the property may change without notice

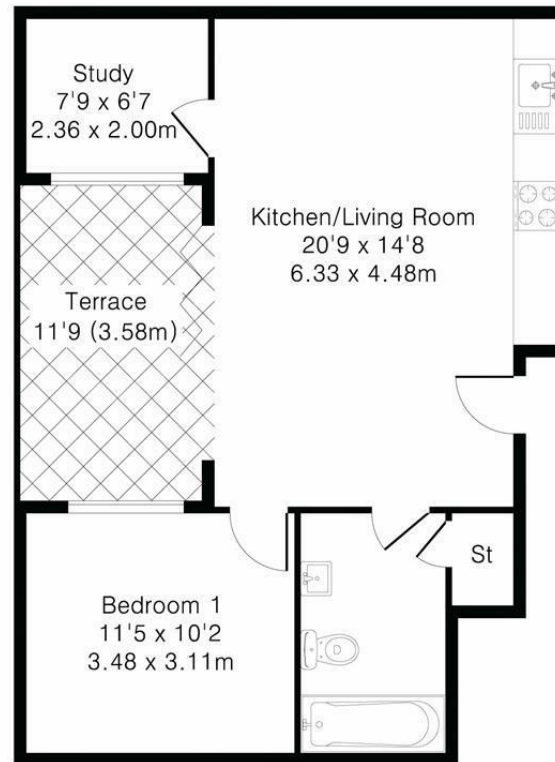
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 541 sq ft – 50 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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

