



## Brook Mews, Palmers Green, London

Available

£699,995 (Freehold)





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

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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

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## Parking

x1 allocated parking space

## Exterior

Bin store, exterior feature lighting, door to:

## Open Plan Kitchen/Living

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

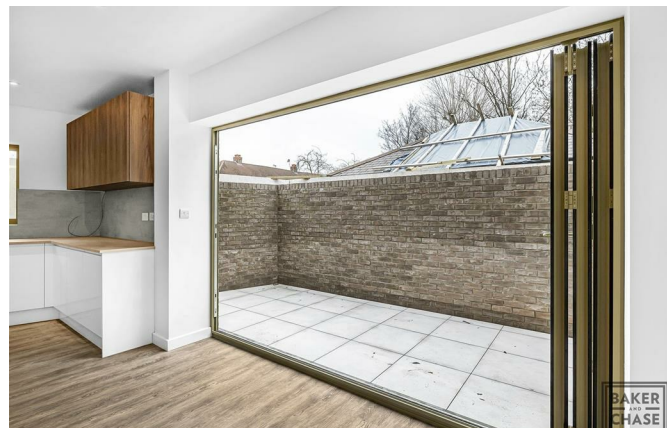
Skylight, spotlight, hard wired smoke alarm, double radiator, doors to remaining rooms

## 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

### Disclaimer

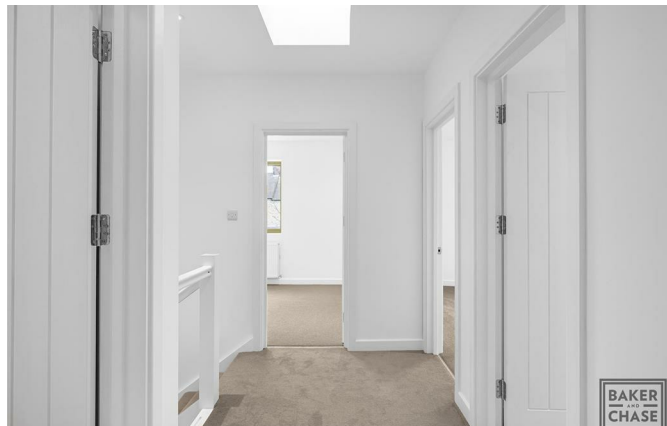
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

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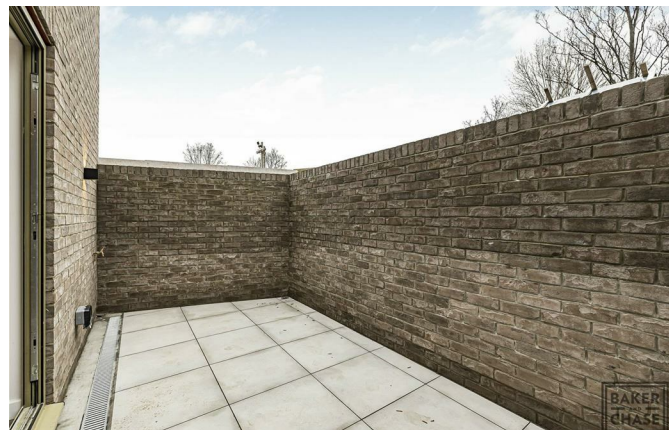
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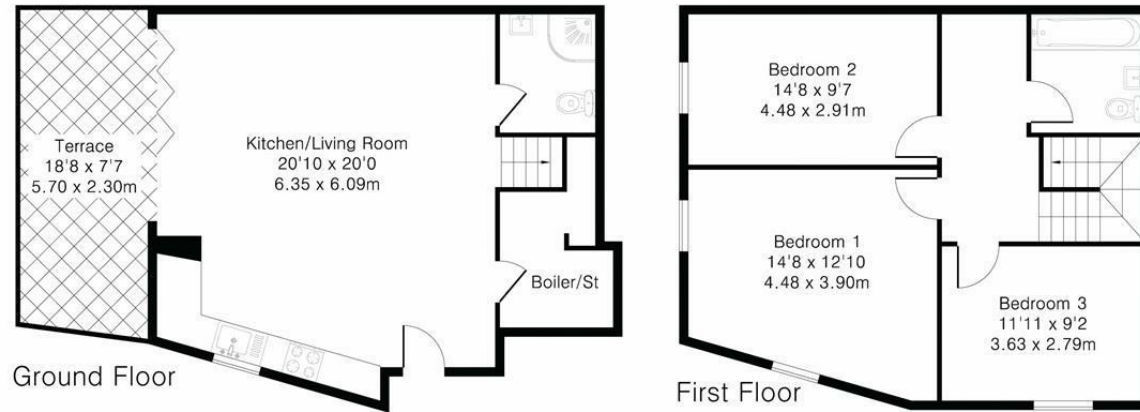
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Approximate Gross Internal Area 1120 sq ft – 104 sq m  
Ground Floor Area 531 sq ft – 49 sq m  
First Floor Area 589 sq ft – 55 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

