



## BRAMLEY ROAD, N14 4EY



**Offers in excess of £450,000 Leasehold**

- GATED DEVELOPMENT
- 2 BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE
- WALKING DISTANCE TO OAKWOOD UNDERGROUND STATION
- BATHROOM
- PRIVATE BALCONY



Property Details

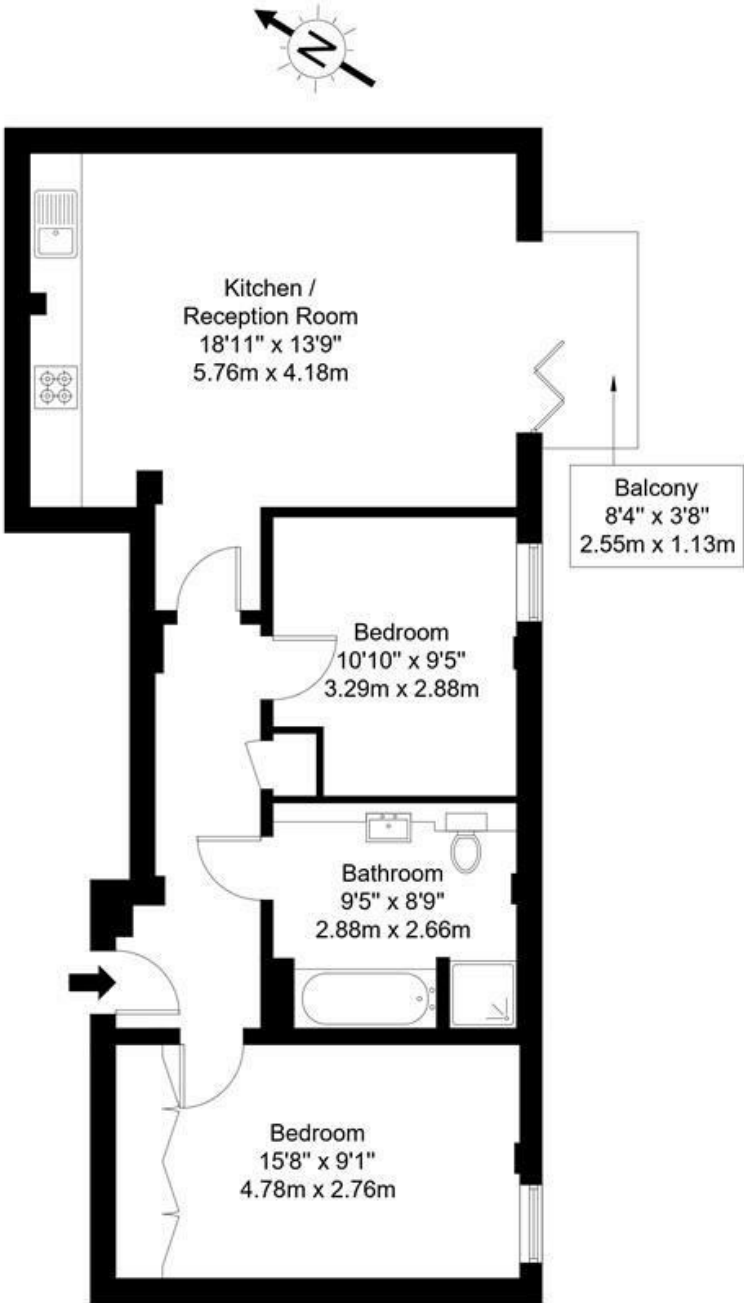
We have pleasure in offering for sale this apartment situated in Crystal Court, Oakwood. A contemporary design apartment meets everyday comfort. This beautifully presented apartment features two generously sized double bedrooms, complemented by a spacious bathroom finished to a high standard. The heart of the home is an open-plan kitchen/lounge that maximizes space and natural light, making it perfect for both everyday living and entertaining. Step through the patio doors onto your own private balcony, ideal for al fresco dining or taking a moment to relax in the fresh air.

Crystal Court enjoys a prime location with a wealth of local amenities at your doorstep. A short stroll brings you to a variety of shops, restaurants, and cafés, ensuring everyday conveniences are easily accessible. For commuters, nearby Oakwood station (Piccadilly Line) provide direct routes into Central London, while frequent bus services and easy access to major road networks offer additional travel options. With its blend of modern comforts, excellent transport links, and vibrant surroundings, Crystal Court, N14, truly offers the best of city living within a welcoming community setting.



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Approx Gross Internal Area = 65 sq m / 700 sq ft



First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>83</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		