



Brooklands Court, Bush Hill, London, N21 2BZ

welcome to

Brooklands Court, Bush Hill, London

Barnfields are delighted to offer for sale this rarely available and deceptively spacious 4/5 bedroom apartment spread over the first and second floor of this attractive development in a private cul-de-sac just off Bush Hill. The versatile accommodation requires some updating and benefits from a 32ft long balcony, garage and the benefit of a share of the freehold.

The property must be viewed to appreciate its size.



Entrance Door

Opens to:-

Ground Floor Hallway

Storage cupboard, fitted carpet, staircase to:-

First Floor

Landing

Fitted carpet, built-in cupboard, double glazed windows to front, stairs to:-

Lounge

26' 8" x 11' 8" (8.13m x 3.56m)

Fitted carpet, dual aspect room with double glazed windows to front and double glazed sliding patio doors to terrace, two radiators.

Terrace

32ft south westerly rear terrace overlooking communal gardens and accessed via the lounge, kitchen and bedroom 3 on the first floor.

Kitchen

10' 9" x 7' 10" (3.28m x 2.39m)

Range of fitted wall and base units with toning worktops, sink and drainer, electric ceramic hob with extractor hood above, built-in double oven, fridge and freezer, tiled splashbacks, tiled floor, double glazed door to terrace.

Bedroom Three

11' 8" x 10' 9" (3.56m x 3.28m)

Fitted carpet, radiator, double glazed sliding doors to terrace.

Bathroom

Step-in shower unit, hand basin with cupboards beneath, low level WC, heated towel rail, fitted carpet, built-in cupboard.

Bedroom Four

12' 10" x 8' 8" (3.91m x 2.64m)

Fitted carpet, radiator, double glazed window to front, fitted wardrobes.

Second Floor

Landing

Fitted carpet, built-in cupboard.

Bedroom One

14' x 10' 5" at widest (4.27m x 3.17m at widest)

Dual aspect room with double glazed windows to side and rear, fitted carpet, radiator, door to:-

En-Suite

Panelled bath with shower attachment, low level WC with concealed cistern, wall mounted hand basin, bidet, fitted carpet, fully tiled walls, double glazed Velux to rear, heated towel rail.

Bathroom

Panelled bath with shower attachment, low level WC with concealed cistern, wall mounted hand basin, bidet, fitted carpet, fully tiled walls, heated towel rail.

Bedroom Five

10' 9" x 5' 10" (3.28m x 1.78m)

Fitted carpet, double glazed windows to rear, fitted wardrobes.

Bedroom Two

14' x 9' 2" at widest (4.27m x 2.79m at widest)

Fitted carpet, double glazed windows to rear, fitted wardrobes, radiator.

Outside

Rear communal gardens run along the rear of the block.

Garage

Single garage adjacent to block with up and over door.



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welcome to

Brooklands Court, Bush Hill, London

- 4/5 Bedrooms
- 26ft Through Lounge
- Chain Free
- 32ft Long South Westerly Facing Balcony
- Spread Over Two Floors

Tenure: Leasehold EPC Rating: C

Offers In Excess Of

£500,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ENF103466 - 0007

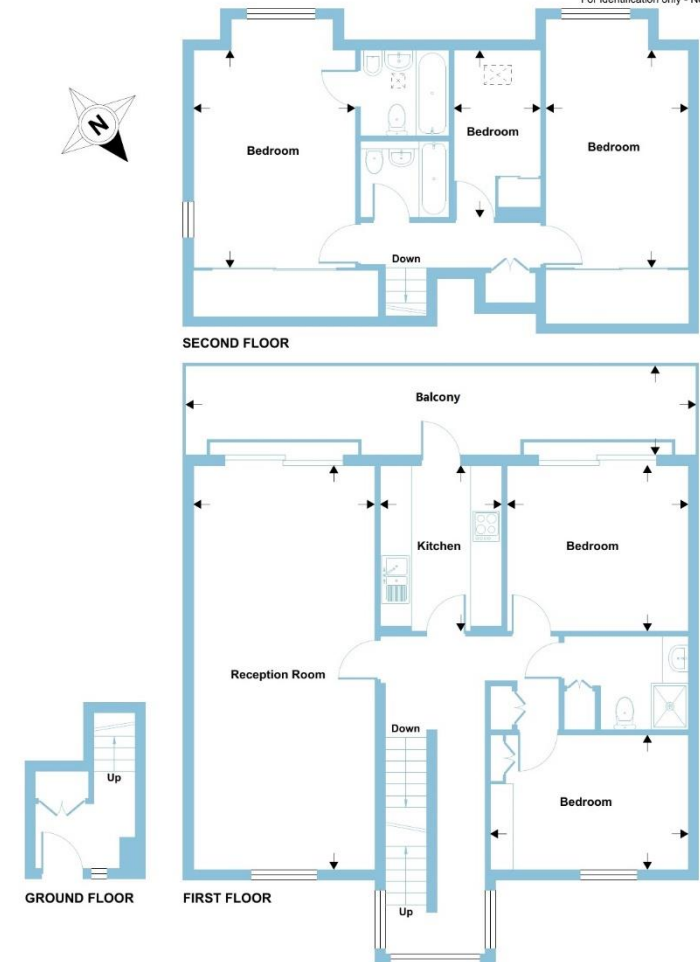
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Approximate Area = 1472 sq ft / 136.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Barnard Marcus. REF: 974928



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