



**Buttery Mews, London, N14 7DF**



**welcome to**  
**Buttery Mews, London**

Spacious two bed, two bath, purpose built apartment overlooking the green near The Cherry Tree Pub, within close proximity of Broomfield Park, local shops, schools including St Monica's Primary School and Walker Primary School and within easy access of Southgate Circus with its underground station (Piccadilly Line) and within easy access of the North Circular Orbital Road.

The property is currently let and is offered chain free and has many pleasing features.



### Entrance Hall

Ceramic tiled floor, radiator, video entryphone, storage cupboard, airing cupboard with hot water tank.

### Lounge

15' 6" x 13' 7" ( 4.72m x 4.14m )

Wood effect floor, bay window to front aspect, double radiator, open planned to kitchen.

### Kitchen

9' 3" x 5' 10" ( 2.82m x 1.78m )

Comprehensively fitted in a modern range of gloss cream base and wall units with integrated electric oven and grill with gas hob, fume extractor fan over, inset to worksurface, single bowl sink and drainer with tiled splashback, integrated fridge-freezer and dishwasher, sunken spotlights to ceiling, ceramic tiled floor, extractor fan.

### Bedroom One

10' 8" x 12' 7" narrowing to 9' 7" ( 3.25m x 3.84m narrowing to 2.92m )

Wood effect floor, radiator.

### En-Suite

Low flush WC, tiled shower cubicle with glass door, sunken spotlights to ceiling, extractor fan, ceramic tiled floor, double radiator, pedestal basin with tiled splashback.

### Bedroom Two

9' 10" x 9' 4" max ( 3.00m x 2.84m max )

Wood effect floor, radiator, built-in wardrobe cupboards.

### Bathroom

Low flush WC, pedestal basin, half tiled walls, panelled bath, extractor fan, sunken spotlights to ceiling, ceramic tiled floor, double radiator, cupboard housing wall mounted central heating boiler, space for tumble dryer, plumbing for washing machine.

### Outside

As previously stated there is allocated parking to the rear, secluded communal gardens laid to lawn.



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welcome to

## Buttery Mews, London

- Spacious Lounge
- Chain Free
- En-Suite To Master Bedroom
- Allocated Parking To Rear
- Superb Location For Tube And Transport

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£370,000**



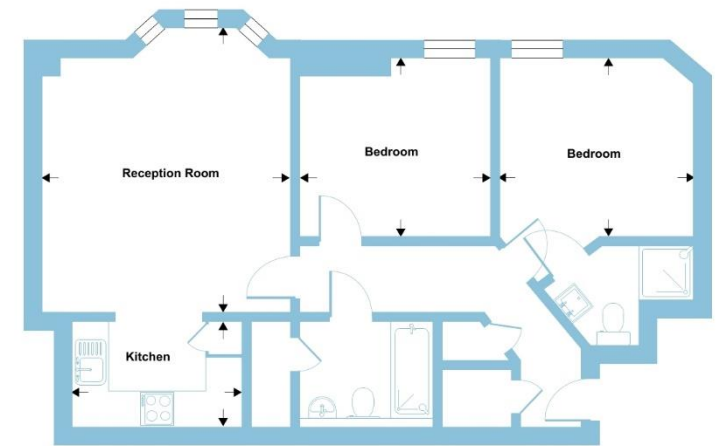
Please note the marker reflects the postcode not the actual property



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Approximate Area = 691 sq ft / 64.2 sq m

For identification only - Not to scale



SECOND FLOOR

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Property Ref:  
ENF104629 - 0005

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1194544



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