



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 four bedroom, two reception room apartment spread over the first and second floor of this attractive development in a private cul-de-sac just off Bush Hill. Located close to Enfield Town shopping centre and Town Park, the versatile accommodation requires some updating and benefits from a 32ft long balcony, garage and 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, additional set of stairs lead up to the Second Floor.

Lounge

26' x 11' 9" (7.92m x 3.58m)

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 dining room.

Kitchen

10' 8" x 7' 10" (3.25m 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 and built-in microwave, integrated fridge-freezer, tumble dryer and dishwasher, washing machine, tiled splashbacks, tiled floor, double glazed door to terrace.

Dining Room

11' 8" x 10' 8" (3.56m x 3.25m)

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

Separate WC

Low level WC with concealed cistern, hand basin with cupboard beneath, tiled walls and floor, chrome heated towel rail.

Bedroom Three

12' 10" x 8' 9" (3.91m x 2.67m)

Fitted carpet, radiator, double glazed window to front, door to:-

En-Suite Shower Room

Large shower unit tray with hand held shower head, wall mounted hand basin, WC with concealed cistern, heated towel rail, fully tiled walls and floor.

Second Floor

Landing

Fitted carpet, built-in cupboard housing gas boiler.

Bedroom One

16' x 10' 3" at widest (4.88m x 3.12m at widest)

With double glazed windows to rear, fitted carpet, fitted wardrobes with mirrored sliding doors, radiator, door to:-

En-Suite

Panelled bath with shower over and glass folding screen, low level WC, hand basin with cupboards beneath, tiled floor, fully tiled walls, double glazed Velux window to rear, chrome heated towel rail.

Bathroom

Panelled bath with shower over and glass folding screen, low level WC with concealed cistern, hand basin with cupboards beneath, tiled floor, fully tiled walls, radiator, access to loft.

Bedroom Four

10' 9" x 5' 11" (3.28m x 1.80m)

Fitted carpet, double glazed windows to rear, fitted wardrobes with mirrored sliding doors.

Bedroom Two

15' 10" x 9' 3" (4.83m x 2.82m)

Fitted carpet, double glazed windows to rear, fitted wardrobes with mirrored sliding doors, radiator.

Outside

Rear communal gardens run along the rear of the block accessed via a communal gate.

Garage

Single garage adjacent to block with up and over door, light and power.



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welcome to

Brooklands Court, Bush Hill

- Four Bedrooms
- 26ft Through Lounge Plus Separate Dining Room
- Chain Free
- 32ft Long South Westerly Facing Balcony
- Share Of Freehold

Tenure: Leasehold EPC Rating: C

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.

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property



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Property Ref:
ENF104057 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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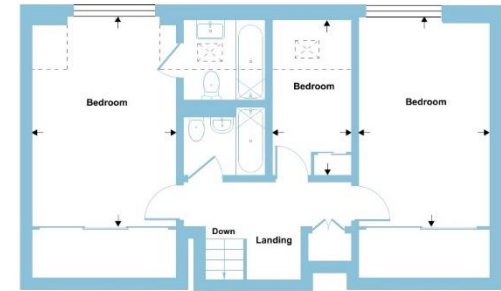
Bush Hill, London, N21

Approximate Area = 1494 sq ft / 138.7 sq m

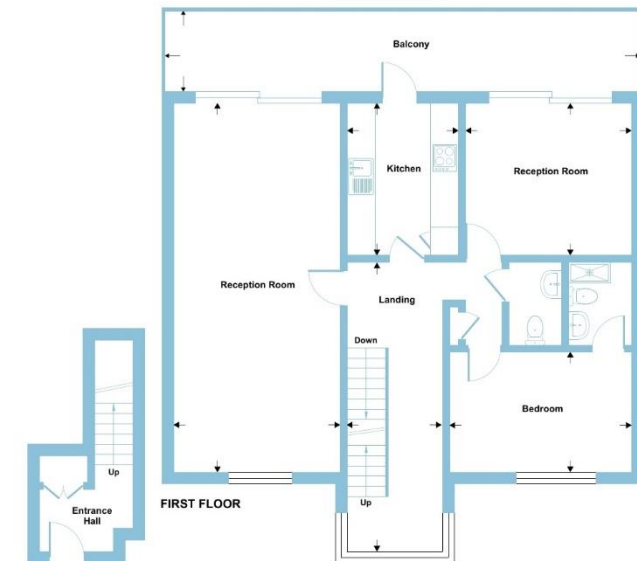
Limited Use Area(s) = 59 sq ft / 5.4 sq m

Total = 1553 sq ft / 144.3 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1236217



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