



BROOK MEWS, LONDON, N13

GUIDE PRICE £399,995 FREEHOLD

READY TO VIEW! Situated in a private gated mews of just 9 houses, a selection of 4 brand newly built eco-friendly 1 double bedroom mews house with study / nursery room. The property provides a fresh and contemporary feel throughout and further accommodation includes a spacious open plan reception / kitchen with Bosch appliances gives direct access to a private courtyard garden via bi - folding doors. The eco-friendly features of this house not only benefit the environment but also help you save on utility bills, making it a wise choice for the environmentally conscious buyer. New build 10 year warranty.

Location: Moments walk to an array of shops, restaurants, cafes and numerous bus routes on Green Lanes. Immediate access to A406 North Circular Road and A10. In good proximity to Palmers Green BR station and Wood Green tube station (Piccadilly Line).

Please contact a member of the Harris and Company team to arrange a viewing.

- 1 Bedroom Mews House
- Brand New Gated Development
- Courtyard Garden
- 10 year Build Warranty
- Conveniently Located
- Luxury Bathroom

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>More energy efficient - Higher savings costs</small>		<small>More environmentally friendly - Lower CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	