



## Brockley Court, 24a River Bank, N21 2AB

Offers Over £425,000

2 2



The layout of the property makes sense and flows naturally, with a clean, modern feel throughout. The open-plan kitchen and living space is bright and welcoming, with two separate French doors that opens onto two private patios, perfect for morning coffee in the sun or unwinding in the evening. Being on the ground floor gives the home a nice connection to the greenery outside.

The kitchen has been designed with both style and practicality in mind, boasting integrated appliances that includes a dishwasher, microwave (both of which are c.6 months old) oven, washing machine, and fridge-freezer. The eco-boiler is also brand new and is connected to the Hive heating system, allowing you to regulate the heating temperature remotely from a smartphone. The kitchen island, the true centrepiece of the space, doubles up as a practical breakfast bar, ideal for quick meals or chatting while cooking.

The living area is comfortably sized, easily fitting a three-piece sofa setup, and with both French doors open, you get a lovely cross-breeze that keeps the entire space cool and airy, and because the home sits within a gated community, it remains remarkably peaceful. In fact, the quiet here is genuinely something you can only truly appreciate in person.

Both bedrooms come with built-in wardrobes, and the principal bedroom enjoys its own sleek en-suite shower room. The second bedroom is ideal as a guest room, nursery, or even a dedicated home office; a flexible space that can adapt as life evolves. There's also a separate family bathroom, finished to the same modern standard, plus a handy hallway storage cupboard (because you can never have too much storage). The hallway itself is generous, offering enough space for additional furniture and even a small work-from-home setup.

The fob-controlled electronic gates provide access to your own allocated parking space, so you never have to worry about finding a space.

**Floor Area**

759 sq. ft.

**Tenure**

Share Of Freehold

**Service Charge**

£3000 per annum

**Ground Rent**

£0 per annum



- 2 Bedroom & 2 Bathroom
- 992 Years Remaining on Lease
- Peaceful and Private Location
- Allocated Parking
- On the Doorstep to a Wide Range of Shops and Restaurants
- Share of Freehold
- Riverside Apartment
- 2 Patio Terraces
- Gated Community
- Excellent Transport Links in Walking Distance



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

