



ASKING PRICE
£750,000
The Fairway
London, N14 4NJ

PROPERTY SUMMARY

Situated in the highly sought-after The Fairway, this exceptional brand-new freehold detached house offers a rare opportunity to enjoy contemporary, single-level living in a prime London location. Finished to an impressive standard throughout, the property seamlessly combines modern design, comfort, and energy efficiency.

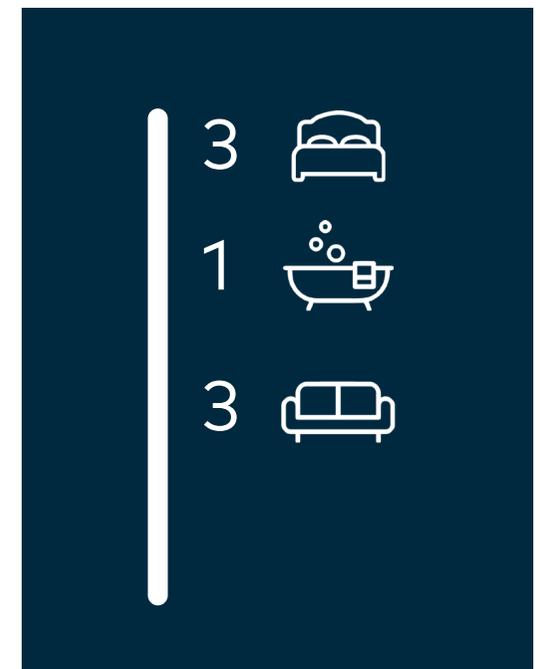
The home features three excellent double bedrooms and three beautifully appointed bathrooms, providing flexibility and privacy for families, downsizers, or those seeking guest accommodation. At the heart of the property is a bright and welcoming reception room, perfect for entertaining or relaxing, while a stylish kitchen fitted with state-of-the-art Bosch appliances makes everyday living a pleasure.

Designed with comfort and sustainability in mind, the property benefits from underfloor heating throughout the ground floor, powered by a Vaillant combination boiler with an inbuilt water tank, ensuring efficient heating and hot water. Additional eco-friendly features include solar panels and an electric vehicle charging point, making this a truly future-ready home.

Externally, the property offers two off-street parking spaces, while a charming Juliet balcony adds an elegant touch and enhances natural light. Further peace of mind is provided by a 10-year new-build warranty.

Rarely available, this detached house is ideal for those seeking a modern, low-maintenance home without compromising on space or specification. An outstanding opportunity to secure a high-quality new home in one of London's most desirable residential locations.

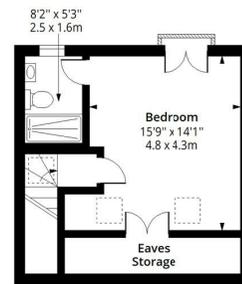
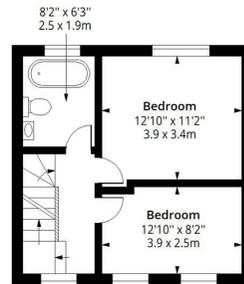
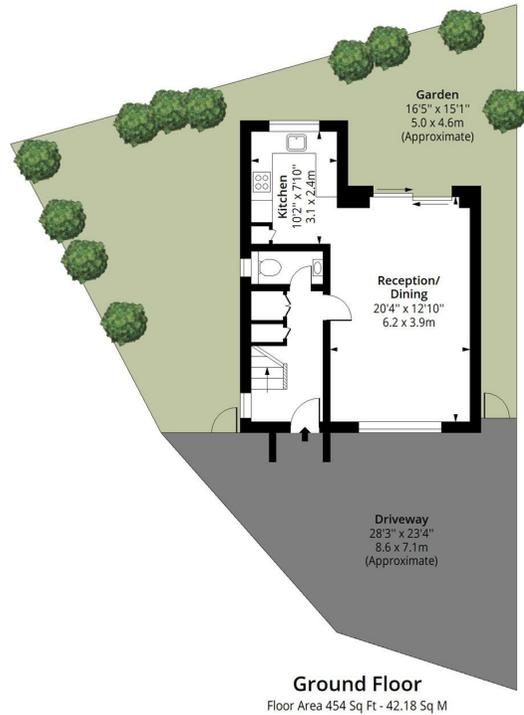
Early viewing is highly recommended.





The Fairway, N14

Approx. Gross Internal Area 1170 Sq Ft - 108.69 Sq M
 Approx. Gross Eaves Storage Area 53 Sq Ft - 4.92 Sq M



LOCAL AUTHORITY

TENURE
 Freehold

EPC RATING

COUNCIL TAX BAND
 New Build

VIEWINGS
 By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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