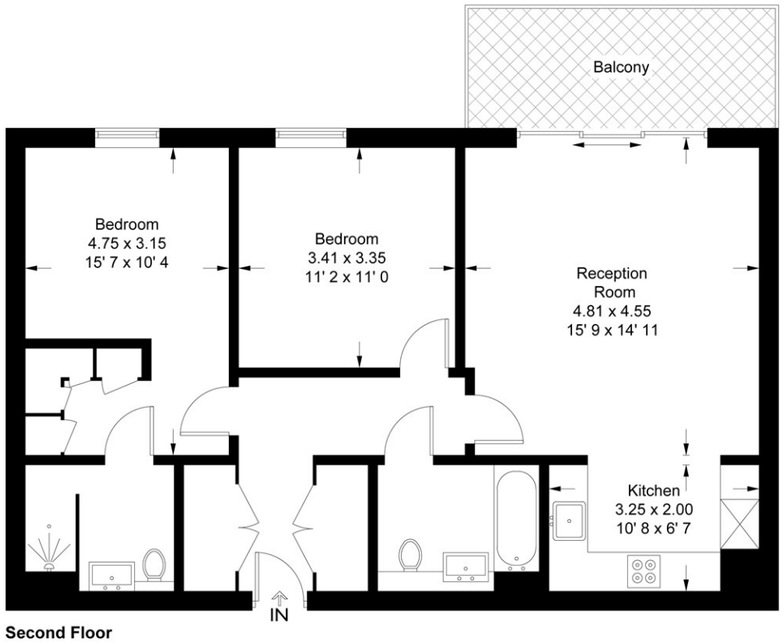
Bruton House

Approximate Gross Internal Area = 843 sq ft / 78.3 sq m



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.









Bruton House, Daffodil Crescent, Barnet

Price Guide £595,000 Leasehold

- Exclusive gated development, set within stunning parkland
- A spacious 843 Square feet of living space
- 24 Hour on site security and Estate Manger
- Underfloor heating throughout
- Allocated parking and bike storage
- Second floor, two double bedroom apartment
- Stunning master suite with dressing area and en-suite
- Communal hallway with lift, video entry and lockable post box.
- Generous, private balcony
- Shuttle bus to Oakwood Station

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Bruton House, Daffodil Crescent, Barnet

Uniquely positioned within 413 acres of North London Parkland, Petty Son & Prestwich are delighted to offer this stunning second floor apartment, spanning 843 square feet and offering master suite and private balcony.

2 2 1 Council Tax Band: F







Once historic Royal Hunting Grounds, this Berkley Homes development is surrounded by stunning Parkland steeped in history. Extensive grounds including the historic Daffodil Lawn, Wisteria Walk, Long Garden and the North Lawn adjacent to the tranquil lake provide the perfect location to get out and enjoy the developments natural surroundings. Within the north London triangle of Oakwood, Cockfosters and Hadley Wood, wide reaching local amenities are also on offer. The M25 is within easy reach with both Cockfosters and Oakwood Station 0.9 miles away, with a shuttle bus direct to Oakwood Station from the development providing access to Kings Cross Station in 26 minutes via the Piccadilly Line.

The gated development is first accessed by security fob and once inside the communal hallway there is access to the second floor by either stairs or lift. Once inside generous rooms are flooded by natural light. Unlike many newer builds storage has been considered throughout, beginning in the entrance hall where two large storage cupboards provide ample storage for outwear, bags and a utility cupboard with space for a freestanding washer/dryer. Both bedrooms are good doubles with large windows, with the principal bedroom suite offering a dressing area and luxury en-suite shower room featuring herringbone tiled floor and backlit triple fronted mirror with integral storage. Similarly, the family bathroom is equally well styled and well thought through, with centrally recessed bath controls placed far enough away from the shower to limit the cleaning required to keep them looking brand new.

The apartment is underfloor heated throughout allowing for simpler furniture placement without the consideration radiators and a more streamlined finish. The stunning, two-tone, shaker style kitchen provides a range of integrated appliances including wine fridge, recycling bins, fridge/freezer, dishwasher, oven and microwave oven and is open to the apartment's generous lounge/diner. A private balcony leads from the main living area and enjoys views onto the development's formal gardens below. The property also comes with an allocated parking space and communal bike storage.

EPC Rating: B83
Council Tax Band: F
Lease Information: 999 years from 1st January 2021 (994 years currently remain)
Service Charge: £5501.42 per annum (reviewed annually)
Ground Rent: £450 per annum
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

RECEPTION ROOM
15'9" x 14'11"

KITCHEN
10'8" x 6'7"

BEDROOM ONE
15'7" x 10'4"

BEDROOM TWO
11'2" x 11'0"