



## BROOK PARK CLOSE, N21 1RF



### £550,000 Leasehold - Share of Freehold

- FIRST FLOOR PURPOSE BUILT APARTMENT
- THREE BEDROOMS
- SPACIOUS RECEPTION AND DINING ROOM
- BALCONY
- COMMUNAL GARDENS
- GATED DEVELOPMENT
- TWO BATHROOMS
- FITTED KITCHEN WITH BREAKFAST AREA
- ALLOCATED PARKING SPACE

## Property Details

Placed within the secure confines of the gated development known as Brook Park Close in N21, this first purpose-built apartment offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, including a principal suite complete with an ensuite shower room, this residence is ideal for families or those seeking extra space.

The apartment features a generous reception room measuring 19'3 x 17'2, which opens onto a charming balcony, perfect for enjoying a morning coffee or unwinding in the evening. The fitted kitchen provides ample space for dining, making it a wonderful spot for entertaining friends and family. Additionally, there is a further bathroom conveniently located off the hallway.

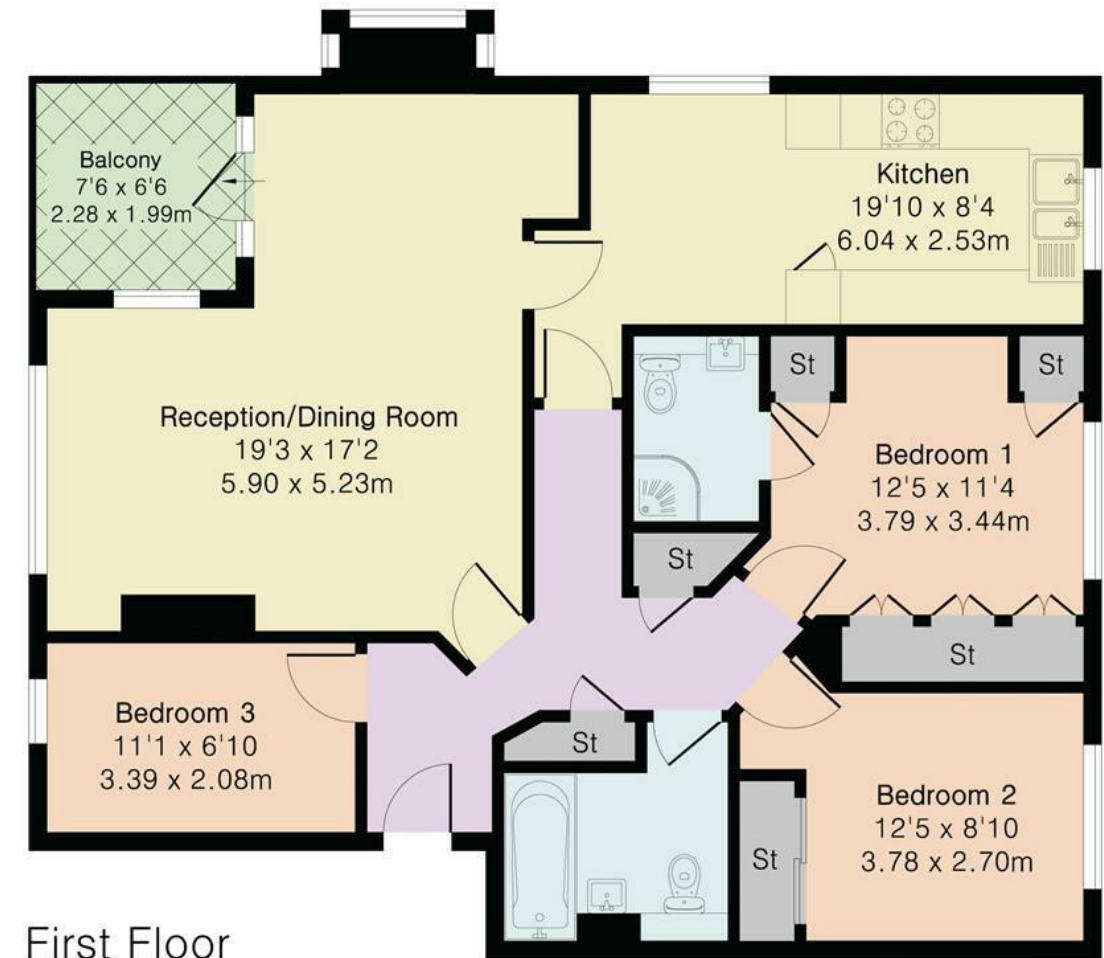
Residents will appreciate the allocated parking space, ensuring ease of access, as well as the beautifully maintained communal gardens, which offer a tranquil retreat from the hustle and bustle of city life.

Situated close to Grange Park Station, this property boasts excellent transport links, making commuting a breeze. Local shops are within easy reach, while the vibrant towns of Winchmore Hill and Enfield, with their array of restaurants and cafes, are also easily accessible.

This apartment presents a fantastic opportunity to enjoy modern living in a desirable location, combining comfort, style, and convenience in one attractive package.



## Approximate Gross Internal Area 1029 sq ft - 96 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

