



PRESTIGE & VILLAGE

UK's finest properties

£850,000

61 BRAMLEY ROAD, LONDON, , N14 4HA





A stunning newly built three-bedroom, two-bathroom family home offering contemporary design and high-spec finishes throughout. Features include an open-plan living and dining area with large bifold doors opening to a private garden, a bespoke kitchen with integrated BOSCH appliances, and luxurious master suite with a dedicated dressing room. Finished with Farrow & Ball paints and herringbone oak flooring, this home combines style with modern comfort.

Additional benefits include off-street gated parking, air source heat pump, advanced wiring for media and sound systems, and a 10-year structural warranty. Ideally located close to green spaces, local amenities, and excellent schools.

Plot 8 has been thoughtfully curated and interior designed by our in-house team, resulting in a beautifully finished, fully furnished home. The asking price of £850,000 **INCLUDES ALL FURNITURE** offering a truly turnkey opportunity.

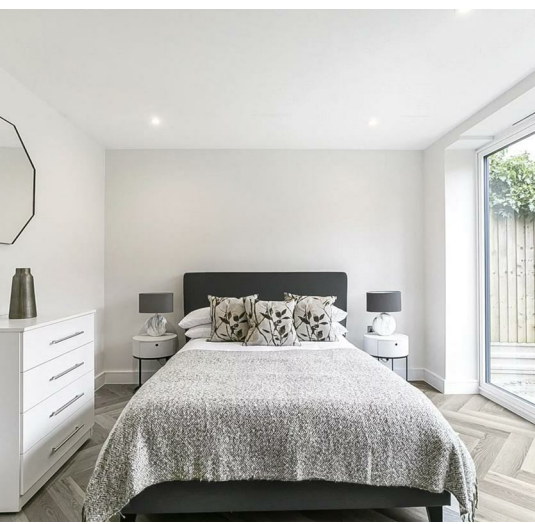






- 3 Bedroom luxury New Build - Proudly designed and built by Amara Properties
- Fully integrated kitchen with BOSCH appliances
- Energy-efficient air source heat pump
- Allocated, off-street gated parking Close to all essential amenities
- Approximately 1,245 sq ft gross internal floor area
- High-quality, modern finishes throughout
- Includes a 10-year structural warranty by IWC
- Exceptional location with easy access to the A10 and North Circular Road (A406)
- Within close proximity to excellent educational facilities
- Walking distance to Oakwood Parade's restaurants, supermarkets, coffee shops, bus links, and the renowned Chickenshed Theatre





## GROUND FLOOR

### ENTRANCE HALL

### STYLISH KITCHEN

The property boasts a contemporary Hacker-style kitchen, thoughtfully designed to offer both style and practicality. Featuring sleek, soft-closing cabinets and drawers, the kitchen combines Slate Grey tall and base units with luxurious Satin Grey Quartz stone worktops and matching splashbacks for a sophisticated, modern aesthetic.

At the heart of the space is a central island with a breakfast bar, perfect for relaxed dining and social gatherings. The kitchen is equipped with high-quality integrated Bosch appliances, including a single oven with 7 functions and EcoClean technology, a 4-zone touch control induction hob, a low-frost fridge/freezer, and a dishwasher with 5 programmes for everyday convenience.

Further enhancing this stylish space is a Caple wine fridge, a sleek integrated extractor fan blending seamlessly with the cabinetry, and LED under-cupboard lighting for a soft, inviting atmosphere. For added practicality, plumbing is in place for a freestanding washer/dryer, making this kitchen a perfect blend of modern design and everyday functionality.

### KITCHEN

20'8" x 13'0" (6.30m x 3.96m)

### RECEPTION ROOM

19'9" x 15'0" (6.02m x 4.57m)

## BEDROOM

14'6" x 11'7" (4.42m x 3.53m)

### GUEST BATHROOM

8'6" x 8'1" (2.59m x 2.46m)

The downstairs guest cloakroom offers a stylish and welcoming space, featuring a statement Lusso Stone sink that adds a refined designer touch. It is finished with contemporary sanitary ware, sleek accessories, and a wall-hung WC with a soft-closing seat, creating a modern, streamlined look ideal for both guests and everyday convenience.

## STORAGE

### GARDEN

34'10" x 19'10" (10.62m x 6.05m)

## FIRST FLOOR

### BEDROOM

11'11" x 9'8" (3.63m x 2.95m)

### BEDROOM

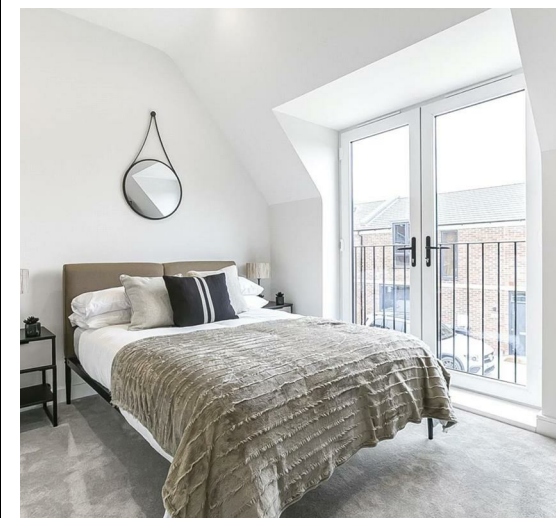
13'0" x 7'9" (3.98 x 2.38)

### FAMILY BATHROOM

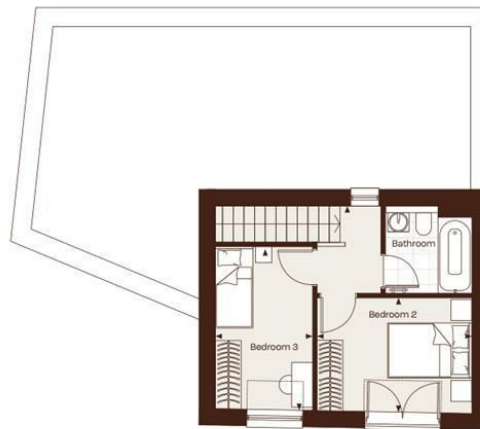
6'9" x 6'8" (2.06m x 2.03m)

Experience luxury and elegance in this beautifully designed bathroom, crafted by Amara's in-house Bespoke Team. Featuring premium Italian ceramic tiled walls and floors, it offers a sleek and sophisticated atmosphere.

The space is fitted with contemporary sanitary ware and stylish accessories, complemented by a wall-hung WC with a soft-closing seat for a clean, modern finish. A generously sized family bath, along with a mirror, heated towel rail, and shaver point, ensures the perfect balance of comfort, practicality, and refined style.



## PLOT 8



Just 9 minutes' drive to both the A10 and North Circular Road (A406), making Central London easily accessible. Oakwood Station (Piccadilly Line) is just a 5-minute walk offering swift journeys to Central London in under 30 mins, while Oakleigh Park Station offers direct trains to Finsbury Park in just 11 mins.

Band New Build

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[PROPERTY@PRESTIGEANDVILLAGE.CO.UK](mailto:PROPERTY@PRESTIGEANDVILLAGE.CO.UK)

[WWW.PRESTIGEANDVILLAGE.CO.UK](http://WWW.PRESTIGEANDVILLAGE.CO.UK)