



PRESTIGE & VILLAGE

UK's finest properties

£850,000 GUIDE PRICE

61 BRAMLEY ROAD, LONDON, , N14 4HA



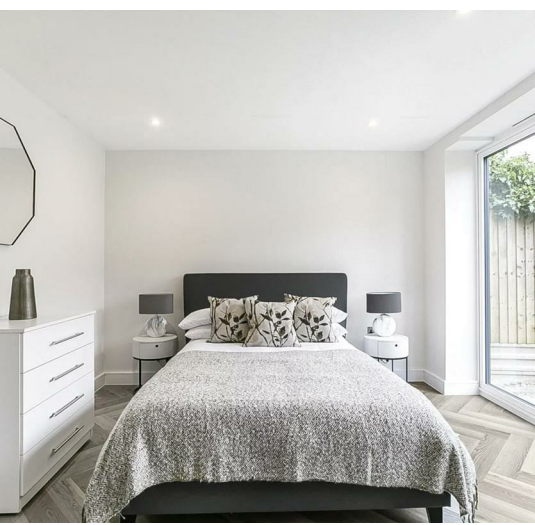
A stunning newly built three-bedroom, two-bathroom family home offering contemporary design and high-spec finishes throughout. Features include an open-plan living and dining area with large bifold doors opening to a private garden, a bespoke kitchen with integrated BOSCH appliances, and luxurious master 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.





- YOUR DREAM HOME, OUR TREAT – STAMP DUTY, LEGAL FEES & REMOVALS PAID THIS SUMMER!
- 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)

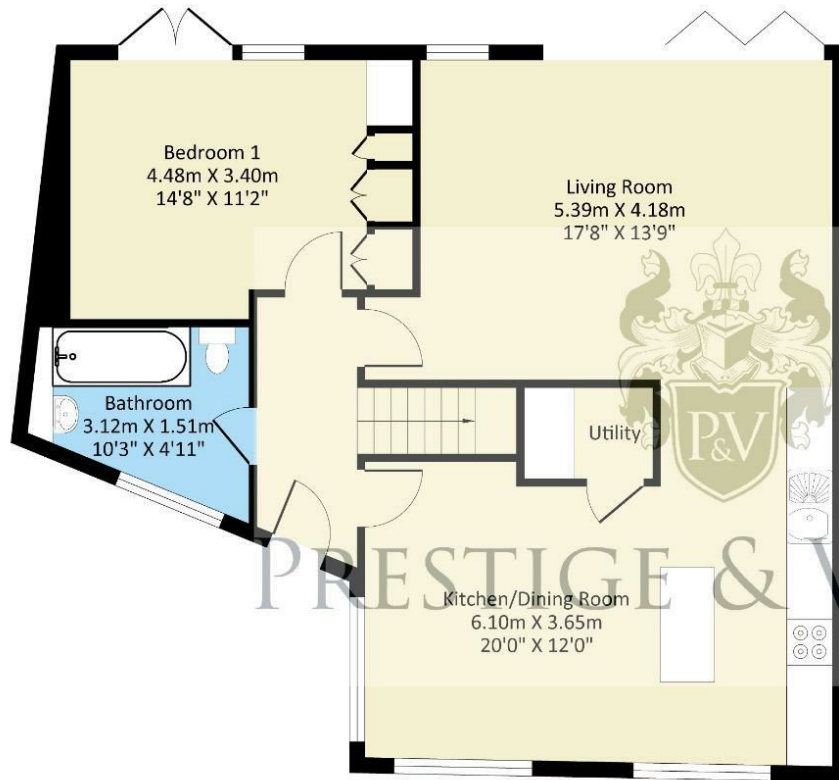
FAMILY BATHROOM

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.

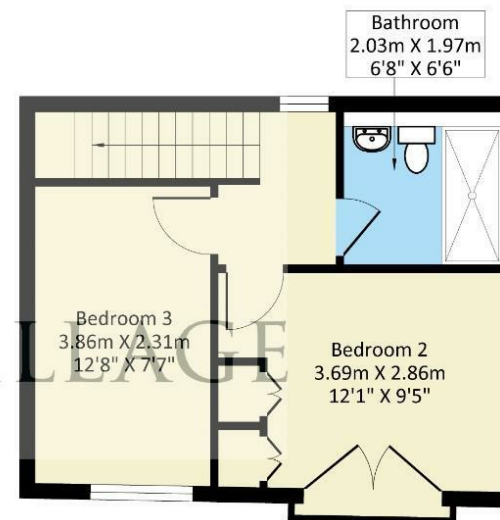
The space is fitted with contemporary sanitary ware and stylish accessories, complemented by a wall-hung WC with a soft-closing seat for a clean, modern finish. A generously sized family bath, along with a mirror, heated towel rail, and shaver point, ensures the perfect balance of comfort, practicality,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



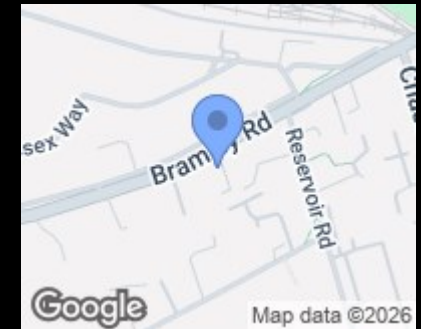


Ground Floor

Approximate Gross Internal Area = 116.0 sq m / 1245 sq ft



First Floor



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



PRESTIGE & VILLAGE

UK's finest properties

PROPERTY@PRESTIGEANDVILLAGE.CO.UK

WWW.PRESTIGEANDVILLAGE.CO.UK