



PRESTIGE & VILLAGE

UK's finest properties

SCARLET OAKS, 61, BRAMLEY ROAD, LONDON, N14 4HA



Tucked within a boutique, privately gated development, Scarlet Oaks presents an exclusive collection of eight brand-new three- and four-bedroom family homes, meticulously designed to surpass expectations.

Plot 1 is a stunning newly built four-bedroom, two-bathroom family home offering contemporary design and high-spec finishes throughout. The principal suite features a dedicated dressing room, a luxurious en-suite bathroom, and French doors opening onto a private terrace—creating the perfect retreat.

Additional highlights include an open-plan living and dining area with large bifold doors leading to a private garden, and a bespoke kitchen with integrated BOSCH appliances.

Finished with Farrow & Ball paints and elegant herringbone oak flooring, this home beautifully blends timeless style with modern comfort.

Further benefits include off-street gated parking, energy-efficient air source heat pumps, advanced wiring for media and sound systems, and a 10-year structural warranty.

Plot 1 has been thoughtfully curated and interior designed by our in-house team, resulting in a beautifully finished home.

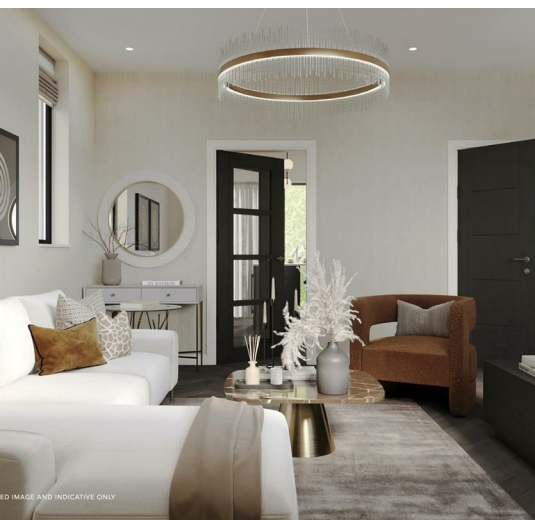
*Please note: the photos shown are of Plot 2.

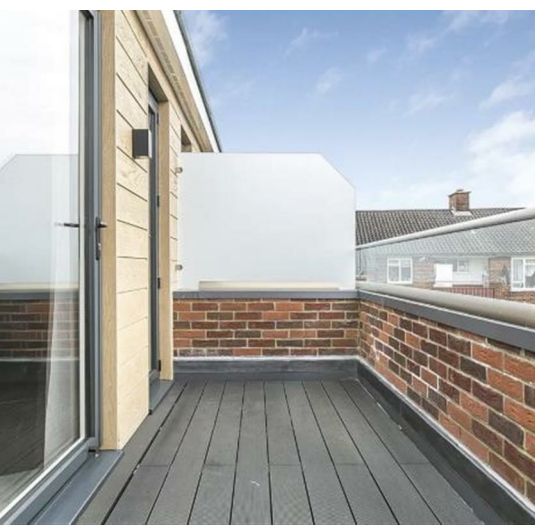




- Gated Mews - a selection of eight brand new homes
- 4 Bedroom luxury New Build - Proudly designed and built by Amara Properties. Principal suite with ensuite, terrace and dressing room
- Fully integrated kitchen with BOSCH appliances
- Allocated, off-street gated parking Close to all essential amenities
- Approximately 1405 sq ft gross internal floor area
- High-quality, modern finishes throughout
- Includes a 10-year structural warranty by IWC
- Energy-efficient air source heat pump
- Within close proximity to excellent educational facilities. Exceptional location with easy access to the A10 and North Circular Road (A406)
- Walking distance to Oakwood Parade's restaurants, supermarkets, coffee shops, bus links, and the renowned Chickenshed Theatre







GROUND FLOOR

ENTRANCE HALL

GUEST WC

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.

KITCHEN / DINING ROOM

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 splash-backs 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

LIVING ROOM

FIRST FLOOR

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

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.

BEDROOM 4

PRINCIPAL BEDROOM

The principal suite features a luxurious en-suite bathroom, French doors opening onto a private terrace, and a bespoke dressing room with fitted wardrobes—adding both functionality and indulgence to daily living.

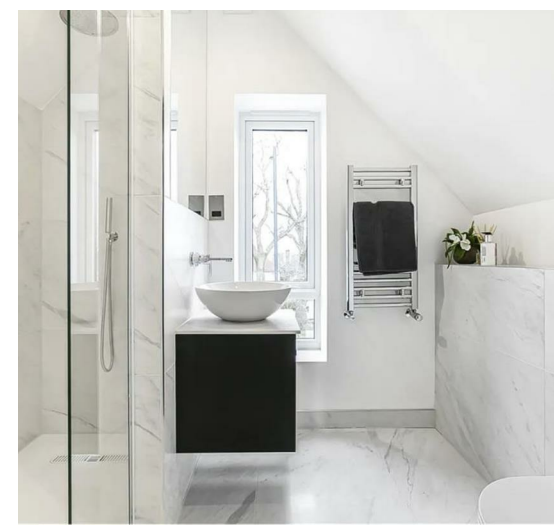
ENSUITE - BEDROOM 1

DRESSING ROOM -PRINCIPAL BEDROOM

TERRACE - PRINCIPAL BEDROOM

OUTSIDE

PRIVATE GARDEN





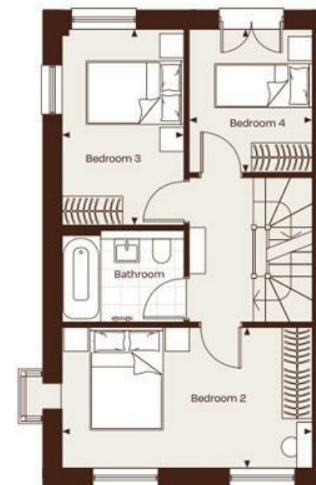
Just 9 minutes' drive to both the A10 and North Circular Road (A406), making Central London easily accessible. Oakwood Station (Piccadilly Line) is just a 5-minute walk offering swift journeys to Central London in under 30 mins, while Oakleigh Park Station offers direct trains to Finsbury Park in just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



Band New Build

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Why energy efficient - lower running costs			Why environmentally friendly - lower CO ₂ emissions		
101-125	A		101-125	A	
81-100	B		81-100	B	
61-80	C		61-80	C	
41-60	D		41-60	D	
21-40	E		21-40	E	
1-20	F		1-20	F	
1-20	G		1-20	G	
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

PLOT 1



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.



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