



BROWNLOW ROAD, N11
£539,000 LEASEHOLD

A superb three-bedroom apartment offered for sale with no onward chain, featuring a private rear garden and a front patio.

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DESCRIPTION:

A superb three-bedroom apartment offered for sale with no onward chain, featuring a private rear garden and a front patio. Conveniently located opposite Bounds Green station (Piccadilly Line) and close to Bowes Park BR station (to Moorgate), as well as bus services to Muswell Hill and Wood Green. You will also find shopping amenities nearby.

Boasting just under 840 Sq.ft of floor area, the property is situated on the ground floor of a modern private development, boasting an impressive open-plan reception room with a sleek fitted kitchen at one end and patio doors leading to the front garden at the other. There are three double bedrooms, two with en-suites, and one bedroom enjoys direct access to the rear garden. The apartment also includes a modern bathroom. In our opinion, the flat is finished to a high standard and benefits from underfloor heating, double glazing, and an intercom entry phone system.

Viewing is advised to fully appreciate the accommodation offered by this property.

Tenure: Leasehold

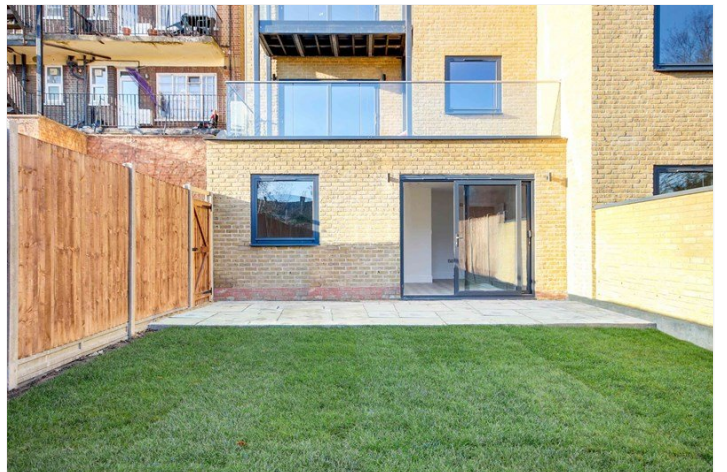
Lease term: 145 years remaining.

Ground Rent: £250 Per Annum rising to £500 in 2044

Service Charge: £2182.81 Per Annum (2024)

Council Tax: London Borough of Haringey - Band D

Agents Note: The photos in this listing were taken before the current occupant moved in, so the property is currently furnished with their belongings, which are not depicted.





Brownlow Road

Approximate Gross Internal Area = 77.97 sq m / 839.26 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 144 year and 1 months

Service Charge: £2182.81 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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