



**BROWNLOW ROAD, N11**  
**£650,000 FREEHOLD**

**A STUNNING TWO BEDROOM HOUSE IDEALLY LOCATED  
FOR THOSE LOOKING FOR ACCESS INTO THE CITY AND THE  
WEST END.**

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## DESCRIPTION:

An exceptional mews-style house enviably located a short stroll to Bounds Green tube station (Piccadilly line) and within easy reach of Bowes Park mainline BR station (to Moorgate). Offered for sale with no onward chain, this stunning property boasts a modern architect designed interior created to maximise light and space.

The ground floor features an impressive open-plan space showcasing a spacious reception room with patio doors that lead to a decked area, and an attractive contemporary kitchen with handleless units, a breakfast bar, and integrated appliances. Both rooms benefit from oakwood flooring with under floor heating. There is also a cleverly concealed utility cupboard at one end of the reception room and a convenient guest WC off the entrance hall.

On the first floor are two spacious double bedrooms, each with high pitched ceilings and en-suites. The rear bedroom enjoys a wide sliding window with a glass Juliette balcony. The room is also equipped with a remote-controlled skylight, in addition to one over the landing, enhancing the brightness and airflow on the level.

Moving outside, you will find a well-maintained rear garden with a brick-built studio/office at one end, whilst at the front of the property is a block-paved patio garden.

Council Tax: London Borough of Haringey – Band E

## SUMMARY:

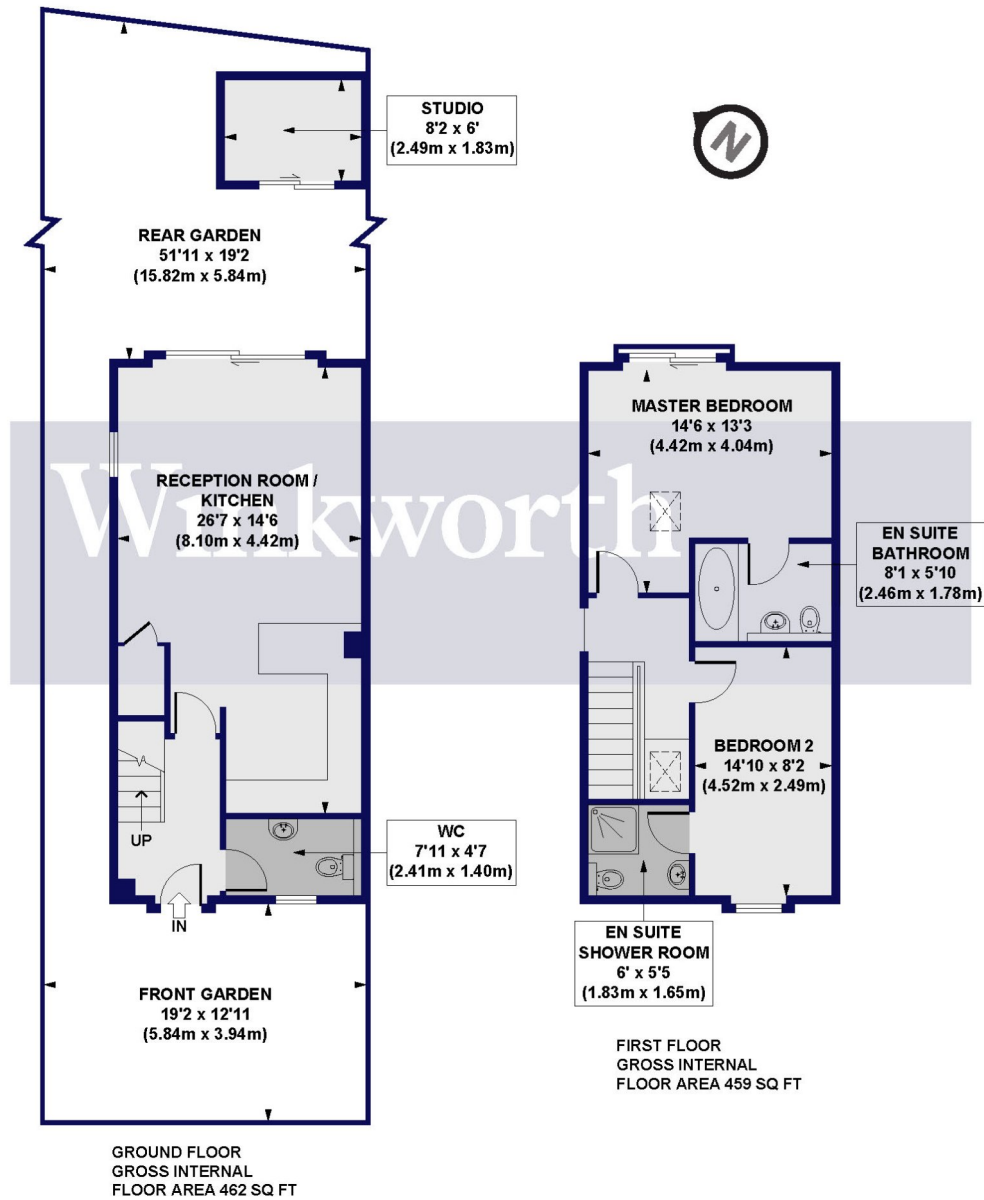
- End of Terrace Mews-Style House
- Constructed in 2018
- No Onward Chain
- Located Close to Public Transport Links and Shopping Amenities
- Modern Architect-Designed Interior
- Superb Open-Plan Reception Room and Kitchen
- Two Double Bedrooms with En-suites
- Ground Floor WC
- 51' Long Rear Garden Studio/Office



## Brownlow Road, N11

Approx. Gross Internal Floor Area 970 sq. ft / 90.15 sq. m (Including Studio)

Approx. Gross Internal Floor Area 921 sq. ft / 85.60 sq. m (Excluding Studio)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	94
(92) <b>A</b>	
(81-91) <b>B</b>	83
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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