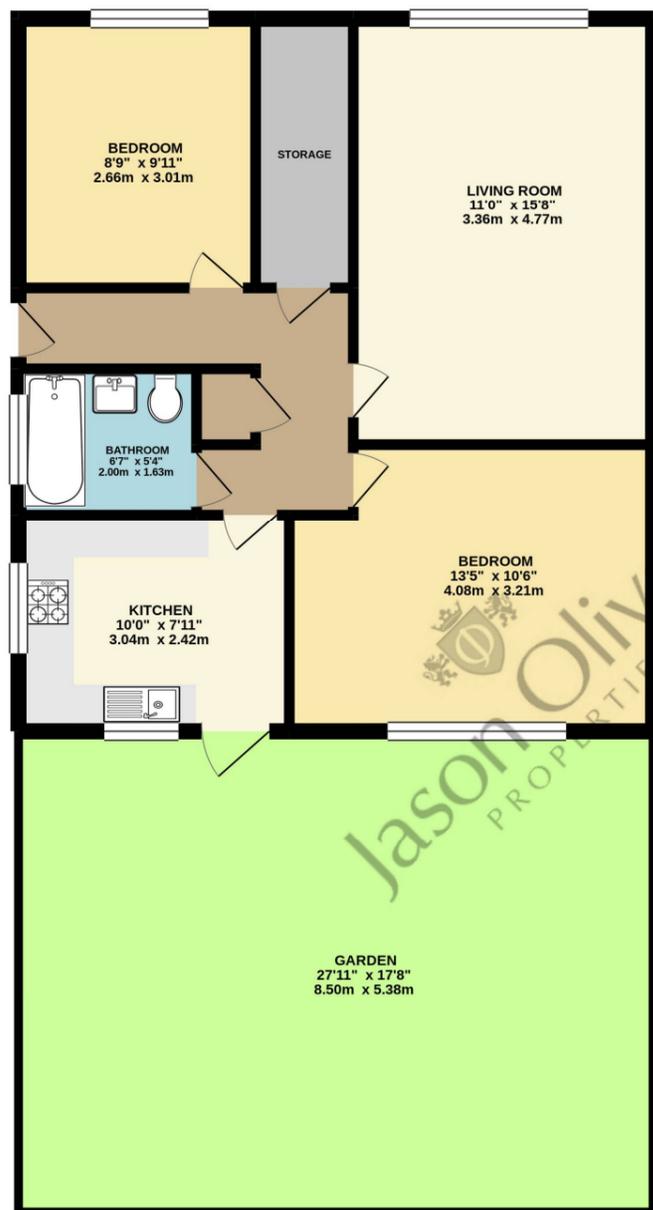
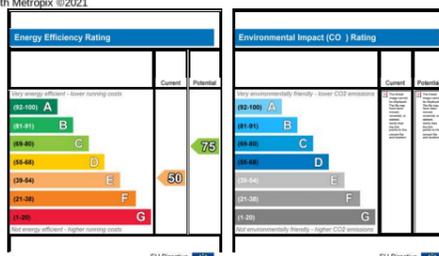


GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Jason Oliver  
PROPERTIES

## Bramley Close, Oakwood, N14



An immaculately presented two bedroom ground floor maisonette with private garden and garage has been extensively refurbished to a very high specification by the current owners. The property is situated within walking distance to Oakwood & Cockfosters Underground Stations (Piccadilly Line), local Oakwood amenities and transport links as well as parade of shops with various restaurants on Cockfosters High Street. Trent Park is also a short distance away.

# £499,995 Leasehold

25 Heddon Court Parade, Cockfosters Road, Cockfosters, Herts EN4 0DB

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# Bramley Close, Oakwood, N14

## HALLWAY

- underfloor heating with wireless control

## LIVING ROOM

15'8" x 11'0" (4.78m x 3.35m)  
- underfloor heating with wireless control

## BEDROOM ONE

13'0" x 10'6" (3.96m x 3.20m)  
- Italian made to measure fitted double wardrobe and dressing table - Door frame fitted chin up bar - Wall mounted custom made sit up bar

## BEDROOM TWO

9'11" x 8'9" (3.02m x 2.67m)  
- integrated skirting board lighting for nightlight for children - Italian made to measure fitted wardrobe

## KITCHEN

10'0" x 7'11" (3.05m x 2.41m)  
MIELE integrated fridge freezer with built in ice cube maker - mains plumed - MIELE full surface induction hob - MIELE integrated oven - 12mm porcelain worktop with mitred joints on wall cladding - under cabinet LED lighting - Quooker tap - hot, cold, boiling, sparking, chilled and filtered water with 2 dispensers - hand wash and washing up soap - Harveys water softener - SureStop remote stop cock - underfloor heating with wireless control

## BATHROOM

6'7" x 5'4" (2.01m x 1.63m)  
- all fixtures and fittings are VOLA and white goods are Duravit - built in speaker system - underfloor heating with wireless control



# Bramley Close, Oakwood, N14

## STORAGE CUPBOARD

- wall mounted / hardwired PS4, Virgin TiVo & Broadband, BT socket, Netgear Switch, Apple AirPort Time Capsule mount, Bang and Olufsen connectivity & cabling for speakers, subwoofer and TV - wall mounted custom made off the floor shoe rack

## GARDEN

27'11" x 17'8" (8.51m x 5.38m)  
- exterior hot and cold mixer tap - cold water is hard water for watering plants and hot water is soft - automatic retractable clothes line - 4 channel Wise Box garden lighting system with 2 wireless controllers - Sonance Patio Series 4.1 Speaker System with amplifier and Apple AirPort Express connectivity - waste, water and electrical supply to garden shed - made to measure shelving inside shed - all garden lighting connected via motion sensor (interior and exterior of the shed and flood light)

## GARAGE

- 4 point locking high security door - commercial grade garage floor tiles with floor seal - commercial grade BIGDUG shelving - battery operated wall mounted lighting - UltraSecure Alarm system with 3G simcard for automatic call out

## SERVICE CHARGE

Approximately £336 per annum

## GROUND RENT

Approximately £21 per annum

## LEASE

Share of freehold Approximately 974 years remaining

