



Clear View Court
Palmers Green | London

Anthony Webb
ESTATE AGENTS



A luxury modern flat with private garden

Clear View Court

Nestled in the heart of Bourne Hill, Clear View Court is a beautifully maintained and bright nine property modern block with private and gated off-street parking. The block which was built in 2011, is home to a mixture of young families, professionals and older residents, contributing to a friendly and communal vibe. The property itself is a bright and spacious modern two bedroom ground floor flat that benefits from a private sole use wrap-around garden and shed.

As you walk up the path to the communal front entrance you will notice the secure video entryphone system. The communal hallway is modern and well looked after.

A contemporary front door opens up to a hall with a richly coloured wooden floor complemented by glazed paneled doors to all rooms. The open plan living room with kitchen is a welcoming family space with anthracite coloured double glazed French windows opening up onto a fantastic private garden. The room has underfloor heating and the same wood flooring as the hall.

The kitchen area features white high gloss modern wall and base units with black granite work surfaces incorporating 1½ bowl inset stainless steel sink with mixer taps and tiled splashback with brushed chrome power points. Integrated appliances include a stainless steel electric oven with ceramic hob and stainless steel extractor

hood over, fridge/freezer, washing machine and dishwasher.

The apartment features two double sized bedrooms. Bedroom one has built in wardrobes and anthracite coloured double glazed French doors that open out onto the private terrace. The second bedroom with built in wardrobes has an anthracite coloured double glazed window overlooking a private section of the garden.

The family bathroom features a white bath with stainless steel mixer taps and shower unit over with glass shower screen, a concealed unit low flush wc and a modern wooden washstand with counter top wash basin. A mix of sandstone mosaic tiles, painted areas with a large mirror (heated and auto demisting) and a heated towel rail add to the modern feel of the bathroom.

This modern apartment has a variety of key features that help it stand out from other purpose built blocks including brushed chrome light switches and power points throughout, modern stainless steel contemporary door furniture, wired for multi-room Sky TV and Virgin Internet, Banham door locks, Ambush alarm system with app functions, custom fitted blinds, sensor LED lighting in hallway and bathroom, underfloor heating throughout, gated off street parking with allocated parking space, timber storage shed and a long 121 year lease.



Outside space Clear View Court

The wraparound private garden features timber decking, flowerbed borders and mature trees and makes for a great place for alfresco dining. A large timber shed provides extra storage and a further private garden area can be found behind the shed.

SURROUNDING AREA

Whether you need to commute into the City or Central London, grab coffee from local favourites Hopper & Bean or Deli on the Green, pop to M&S, Waitrose or Sainsburys, enjoy brunch at Chi Chi's or just fancy a run down the Broad Walk or a weekend walk through Grovelands Park, this property is situated in a very convenient and ideal location with all the amenities you could ever need within a stones throw.

Broomfield Park is also a short walk away as are the boutiques, coffee shops and eateries on Aldermans Hill, Cannon Hill and throughout Southgate, Winchmore Hill and Palmers Green.

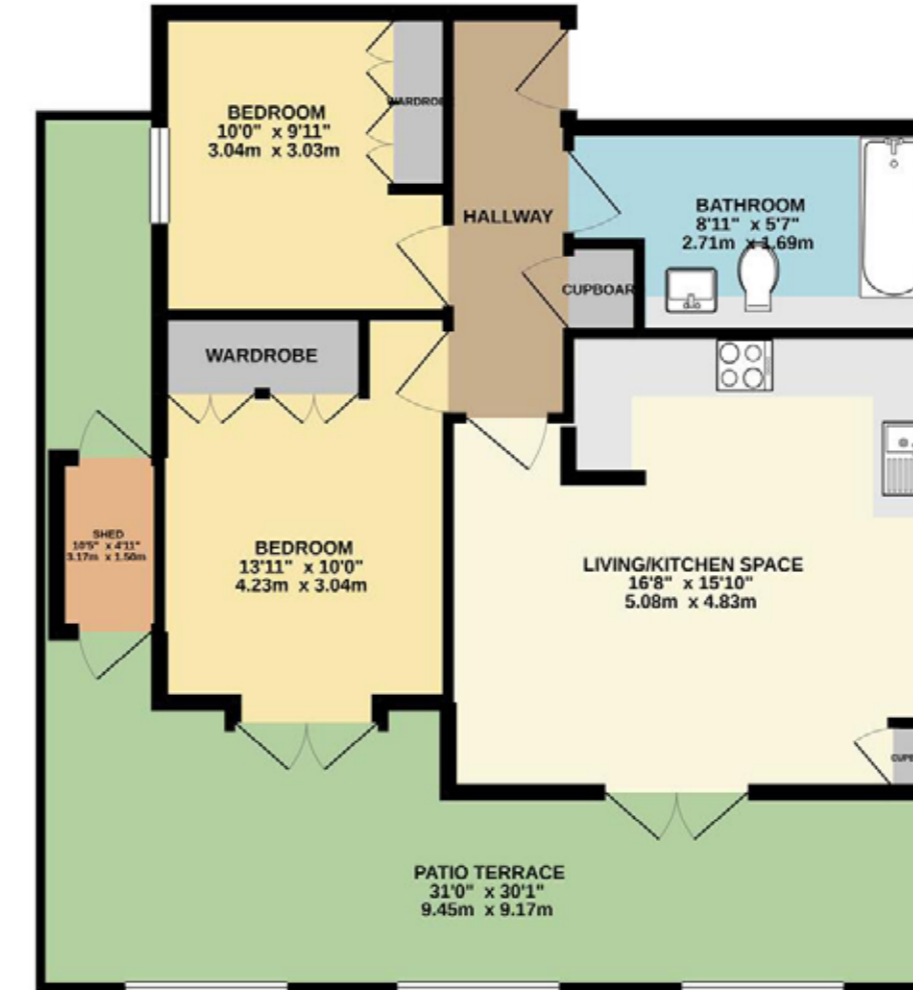
TRANSPORT LINKS

With Palmers Green overground station a 15 minute walk (Moorgate in 33 mins) and Southgate a 17 minute walk, the City and Central London are never too far away. Winchmore Hill Green and Broadway are both a short walk away. The W9 bus stop is just around the corner and buses to Enfield, Edmonton and Wood Green can be caught from Green Lanes. Enfield's award winning cycle lanes can also be found on Green Lanes. All your travel needs are catered for.



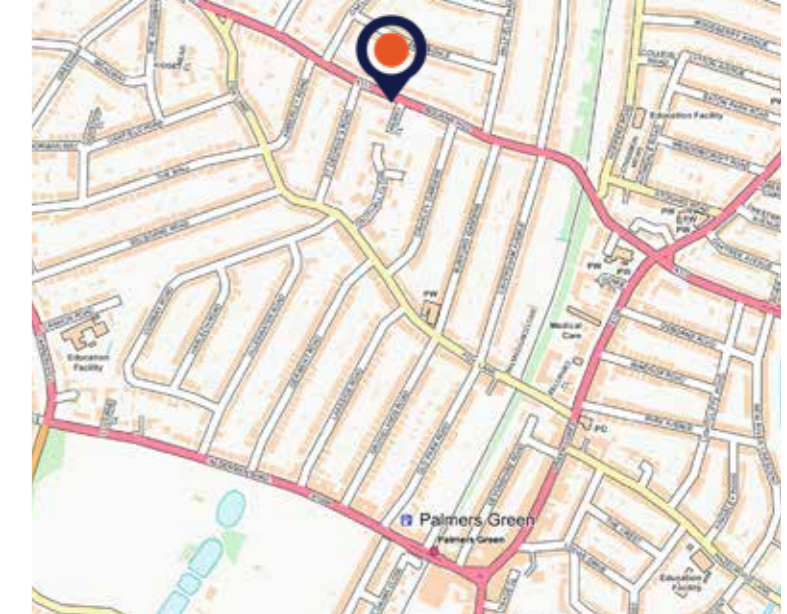
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Leasehold: 121 years remaining



The measurements supplied are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.



The EPC records how energy efficient a property is as a building, using an A-G rating scale (A – being the most efficient and G – the least)



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