



bramford court
high street, london, n14 6dh



1 and 2
bedrooms



bosch
appliances



sumptuous
interior design



extensive
views



chrome fixtures
throughout



close to excellent
education facilities

THE PENTHOUSES AT BRAMFORD COURT

bramford court gems
two one bedroom apartments available
guide price: £350,000

a unique collection of five, brand new, one and two bedroom luxury apartments. the penthouses in bramford court is a boutique rooftop development offering the very best of luxury living, all with private terraces offering extensive views.



description

set within over an acre of land, bramford court is arguably one of the most sought-after residences in n14. the apartments are light, bright and thoroughly modern, offering everything that is needed for easy and comfortable living.

its sizeable rooms and contours, feature windows and state-of-the-art finishes give the entire property character and style.



the exquisitely designed kitchen has sleek lines, integrated bosch appliances and extends naturally into the living and dining areas. access to two of the balconies - one at each end of the apartment - allows a fabulous sense of 'outside in' for those summer evenings and gives far reaching views across the local area and into the capital.

one large bedroom occupies this apartment, which has the rare, direct use of a private terrace, in addition to being spacious with plenty of room for storage.

the bathroom has been built with high end fixtures and fittings, providing an air of luxury hotel living and everything required for modern conveniences.



overview

a selection of brand new one- and two-bedroom apartments

four-minute walk to southgate station (picadilly line)

within close proximity to excellent education facilities

sumptuous interior design

fully integrated kitchen with bosch appliances

fully tiled bathrooms with chrome fixtures throughout

close to a number of open green spaces

extensive views



lease details

remaining lease: 150 years
service charge: £2,000 p.a (approx)

ground rent: £0.00

flat 1a, bramford court, n14

approximate gross internal floor area:

424 sq ft / 39.4 sq m
(excluding head room)

reduced headroom:

44 sq ft / 4.1 sq m

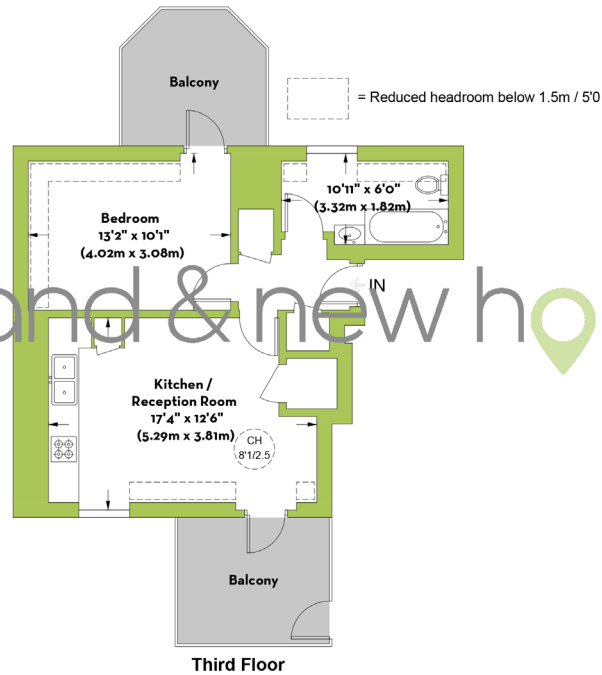
total:

468 sq ft / 43.5 sq m

(third floor apartment)



this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 868971)



flat 6a, bramford court, n14

approximate gross internal floor area:

423 sq ft / 39.3 sq m
(excluding head room)

reduced headroom:

44 sq ft / 4.1 sq m

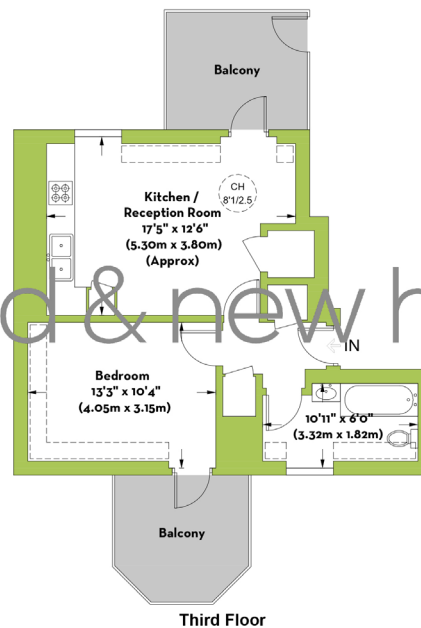
total:

467 sq ft / 43.4 sq m

(third floor apartment)



this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 868973)



THE PENTHOUSES AT BRAMFORD COURT

bramford court jewels
three two bedroom apartments available
guide price £525,000 - £550,000

a unique collection of five, brand new, one and two bedroom luxury apartments. the penthouses in bramford court is a boutique rooftop development offering the very best of luxury living, all with private terraces offering extensive views.



description

set within over an acre of land, bramford court is arguably one of the most sought-after residences in n14. the apartments are light, bright and thoroughly modern, offering everything that is needed for easy and comfortable living.

its sizeable rooms and contours, feature windows and state-of-the-art finishes give the entire property character and style. the exquisitely designed kitchen has sleek lines,



the exquisitely designed kitchen has sleek lines, integrated bosch appliances and extends naturally into the living and dining areas.

access to two of the balconies - one at each end of the apartment - allows a fabulous sense of 'outside in' for those summer evenings and gives far reaching views across the local area and into the capital.

two large bedrooms occupies the apartments, which has the rare, direct use of a private terrace, in addition to being spacious with plenty of room for storage. there are two full sized bathrooms with high end fixtures and fittings, providing an air of luxury hotel living and everything required for modern conveniences.



overview

a selection of brand new one- and two-bedroom apartments

four-minute walk to southgate station (picadilly line)

within close proximity to excellent education facilities

sumptuous interior design

fully integrated kitchen with bosch appliances

fully tiled bathrooms with chrome fixtures throughout

close to a number of open green spaces

extensive views



lease details

remaining lease: 150 years
service charge: £3,500 p.a (approx)

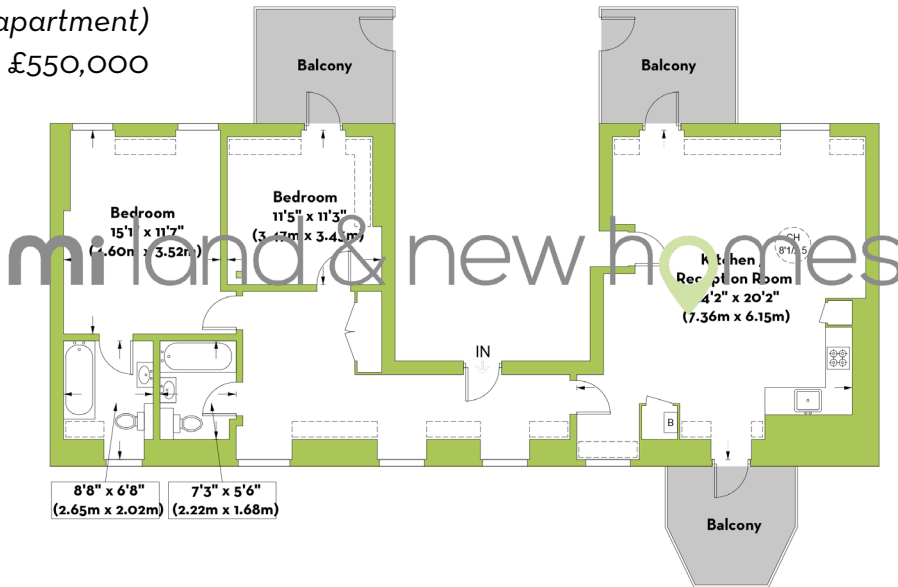
ground rent: £0.00

flat 12a, bramford court, n14

approximate gross internal floor area:
971 sq ft / 90.2 sq m (excluding head room)

reduced headroom: 69 sq ft / 6.4 sq m
total: 1040 sq ft / 96.6 sq m

(third floor apartment)
guide price: £550,000



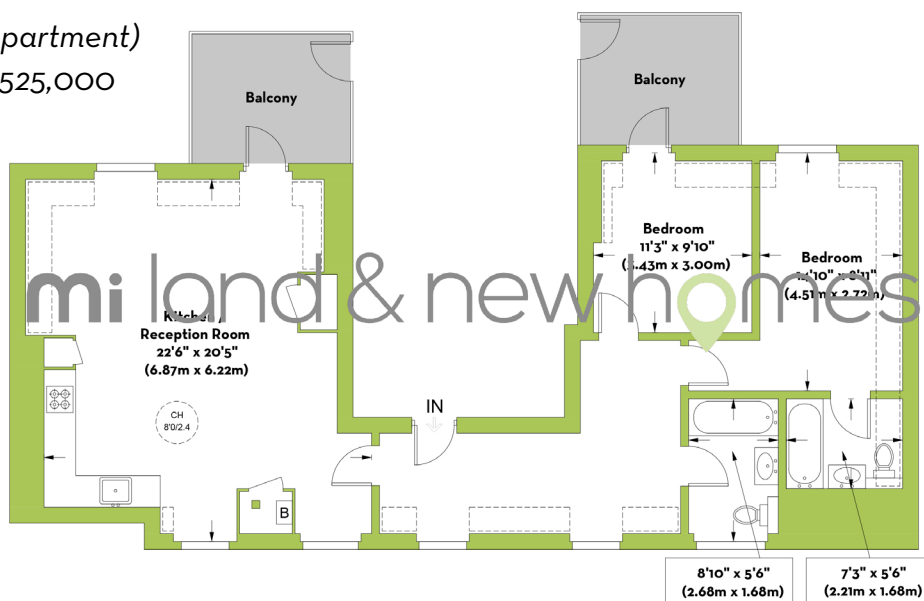
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flat 20a, bramford court, n14

approximate gross internal floor area:
825 sq ft / 76.7 sq m (excluding head room)

reduced headroom: 110 sq ft / 10.21 sq m
total: 935 sq ft / 86.9 sq m

(fourth floor apartment)
guide price: £525,000



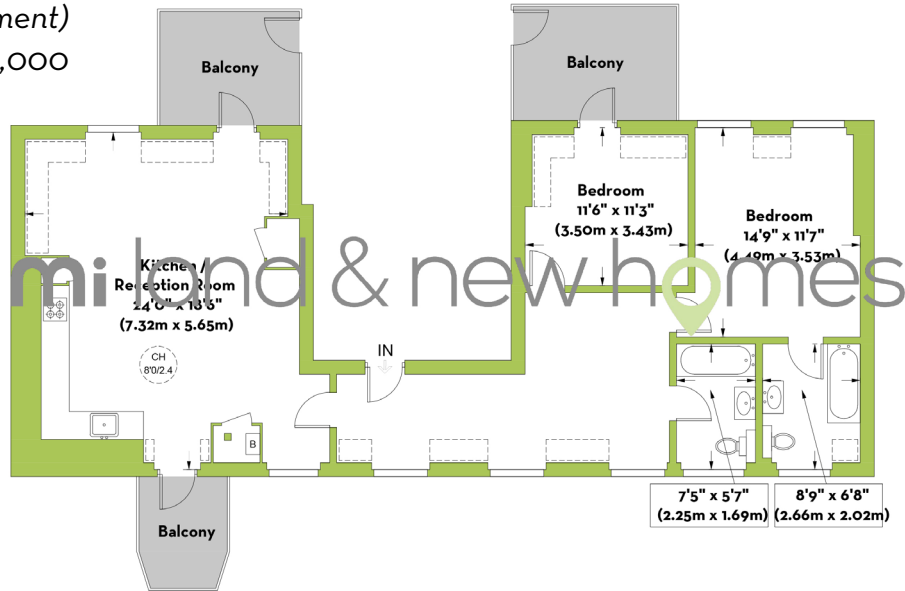
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flat 26a, bramford court, n14

approximate gross internal floor area:
992 sq ft / 92.2 sq m (excluding head room)

reduced headroom: 80 sq ft / 7.4 sq m
total: 1072 sq ft / 99.6 sq m

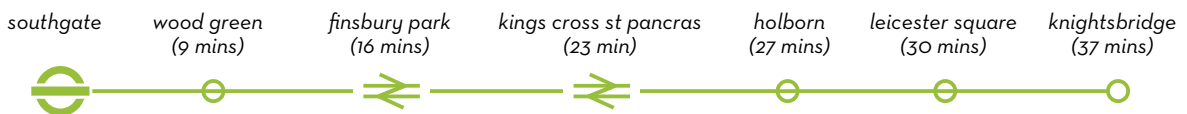
(third floor apartment)
guide price: £550,000



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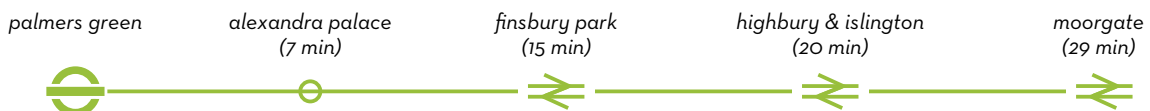
transportation near bramford court

southgate tube station (piccadilly) is 0.2 miles away with direct access to kings' cross station from under 30 minutes.



the piccadilly line is a deep-level london underground line running from the north to the west of london. it has two branches, which split at acton town, and serves 53 stations. the line serves heathrow airport, and some of its stations are near tourist attractions such as piccadilly circus and buckingham palace. the district and metropolitan lines share some sections of tracks with the piccadilly line. this line has two depots, at northfields and cockfosters, with a group of sidings at several locations. crossovers are at a number of locations, with some allowing for trains to switch onto different lines

palmer's green station (great northern) is 1.2 miles away with direct access to moorgate from just under 30 minutes.



location

bramford court is in the heart of a thriving area within southgate's community and is a haven for any resident who wants the benefit of access to a wide range of facilities whether it is the café lifestyle or access to schools, transport, leisure facilities and open spaces.




southgate tube station is less than a quarter of a mile so easy walking distance so those wishing to travel in and out of london can do so easily on the piccadilly line. palmers green br station is just over a mile away and offers further services on the great northern line. bus services are also readily available while the main north circular and a10 roads provide accessible routes in and out of the area and to other major arterial links. the local education facilities cater for all ages from pre-school to sixth form. starting with the opportunity to drop off the toddlers at the

brunswick park primary and nursery school, there is also osidge, west grove, brunswick and walker primary schools which all have excellent ratings and aim to inspire and challenge their students. broomfield high. durants and ashmole academy schools are also within a short distance and offer high standards of secondary education. each are popular and offer good facilities and a warm welcome.




for those seeking the outdoor life there are plenty of nearby open spaces. brunswick, arnos and broomfield parks are close by, offering green and peaceful environments for adults and children alike. the area also offers a wealth of restaurants, shops, supermarkets, leisure facilities which all combine to provide a convenient and pleasurable lifestyle within a thriving and welcoming community.

education near by

primary schools:




-  Walker primary school (ofsted rated good) 0.5 miles away
-  St Andrew's Southgate Primary School (ofsted rated good) 0.4 miles away
-  Osidge Primary School (ofsted rated good) 0.6 miles away

secondary schools:




-  Ashmole Academy (ofsted rated outstanding) 0.6 miles away
-  Broomfield School (ofsted rated good) 1.2 miles away
-  St Anne's Catholic High School for Girls (ofsted rated outstanding) 1.6 miles away

local market

one beds:

-  flat 16 bramford court | sold 07/03/2019
sale price: £385,000
-  flat 8, fontaine court | sold 25/01/2019
sale price: £387,500
-  flat 1, fontaine court | sold 15/04/2021
sale price: £405,000

two beds:

-  57 blagdens lane | sold 26/05/2021
sale price: £870,000
-  apartment 5, thomas court | sold 30/09/2021
sale price: £925,000
-  apartment 6, thomas court | sold 28/07/2021
sale price: £845,000

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