



Brooklands Court, Bush Hill, London, N21 2BZ

welcome to

Brooklands Court, Bush Hill, London

Barnfields are delighted to offer for sale this rarely available and deceptively spacious 4/5 bedroom end of terrace maisonette spread over the first and second floor of this attractive development in a private cul-de-sac just off Bush Hill. The versatile accommodation benefits from a 32ft long balcony, garage and has of a Share of the Freehold.

Must be viewed to be fully appreciated!



Private Front Door

Opens to hallway with tiled floor, cloaks cupboard, carpeted staircase to FIRST FLOOR.

Landing

With large picture window to front, fitted carpet, staircase to SECOND FLOOR.

Lounge

26' 1" x 11' 8" (7.95m x 3.56m)

A bright and spacious dual aspect room with double glazed window to front, sliding double glazed patio doors to terrace, fitted carpet, two radiators.

Terrace

A spacious 32ft South Westerly rear terrace overlooking the well manicured communal gardens and accessed via the Lounge, Kitchen and Bedroom Three/Dining Room on the first floor.

Kitchen

10' 7" x 7' 10" (3.23m x 2.39m)

Range of fitted wall and base units with toning worktops, sink and drainer, electric ceramic hob with extractor hood above, built-in double oven, fridge and freezer, fully tiled walls, tiled floor, double glazed door to terrace.

Bedroom / Dining Room

11' 9" x 10' 9" (3.58m x 3.28m)

Fitted carpet, radiator, sliding double glazed doors to terrace.

Bedroom Four

12' 11" x 8' 8" (3.94m x 2.64m)

Fitted carpet, double glazed window to front, radiator, built-in cupboards, spotlights.

Shower Room

Newly fitted with step-in shower unit, wall mounted hand basin with cupboards beneath, low level WC, tiled floor, part tiled walls, built-in cupboard with plumbing for a washing machine and space for a dryer.

Second Floor

Landing

Fitted carpet, built-in cupboard housing the boiler.

Bedroom One

19' 6" x 10' 5" (5.94m x 3.17m)

Dual aspect room with double glazed windows to side and rear, fitted carpet, radiator, built-in wardrobes, door to:-

En-Suite

Panelled bath with shower attachment, low level WC with concealed cistern, wall mounted hand basin, bidet, fully tiled walls, double glazed Velux to rear, heated towel rail.

Bathroom

Panelled bath with shower attachment, low level WC with concealed cistern, wall mounted hand basin, bidet, fully tiled walls, heated towel rail.

Bedroom Five

Fitted carpet, double glazed windows to rear, fitted wardrobes.

Bedroom Two

Fitted carpet, double glazed windows to rear, built-in wardrobes, radiator.

Outside

Communal Garden

Accessed via a locked communal gate is a well manicured communal garden with extensive lawn and mature tree and shrub borders.

Garage

Single garage adjacent to the property with up and over door.



view this property online barnfields.co.uk/Property/ENF105520







welcome to

Brooklands Court, Bush Hill, London

- Four / Five Bedrooms
- 26 Ft Lounge
- 32 Ft South Facing Terrace
- Three Bathrooms
- Spread Over Two Floors

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105520 - 0002

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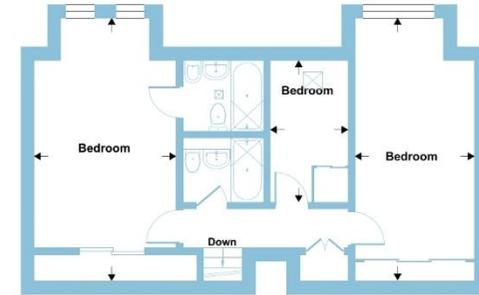
Brooklands Court, Bush Hill, London, N21

Approximate Area = 1540 sq ft / 143 sq m

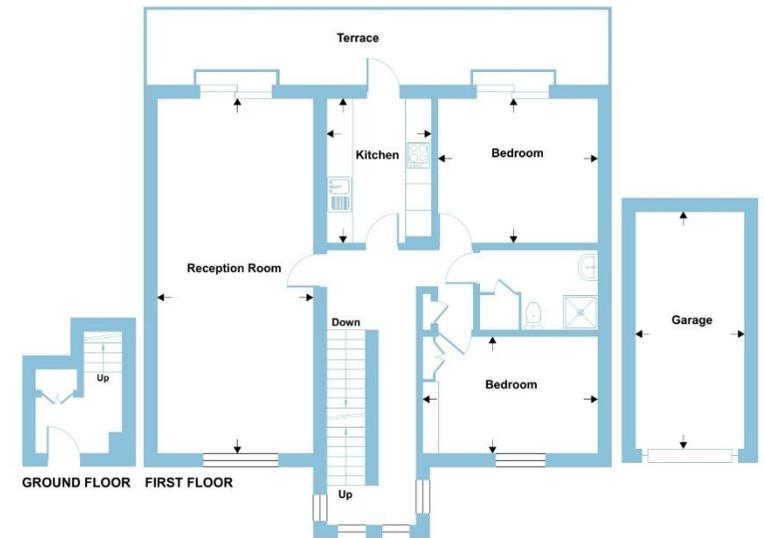
Garage = 144 sq ft / 13.3 sq m

Total = 1684 sq ft / 156.3 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1420685



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