



BUTTERY MEWS, N14 7DF



£399,950 Leasehold

- PURPOSE BUILT FLAT
- TWO DOUBLE BEDROOMS
- RECEPTION ROOM
- ALLOCATED PARKING
- FIRST FLOOR
- TWO BATHROOMS
- MODERN FITTED KITCHEN

Property Details

Welcome to this exceptional two double bedroom purpose-built apartment located in the desirable Buttery Mews, London, N14. This delightful flat offers a perfect blend of comfort and modern living, making it an ideal choice for professionals, couples, or small families.

As you enter, you are greeted by a generous reception room that provides ample space for relaxation and entertaining. The room is bathed in natural light, creating a warm and inviting atmosphere. The stylish fitted kitchen is a highlight of the property, equipped with modern appliances and plenty of storage, making it a joy for any home cook.

The apartment boasts two well-proportioned double bedrooms, each offering a peaceful retreat at the end of the day. With two bathrooms, including an en-suite, convenience and privacy are assured for all residents.

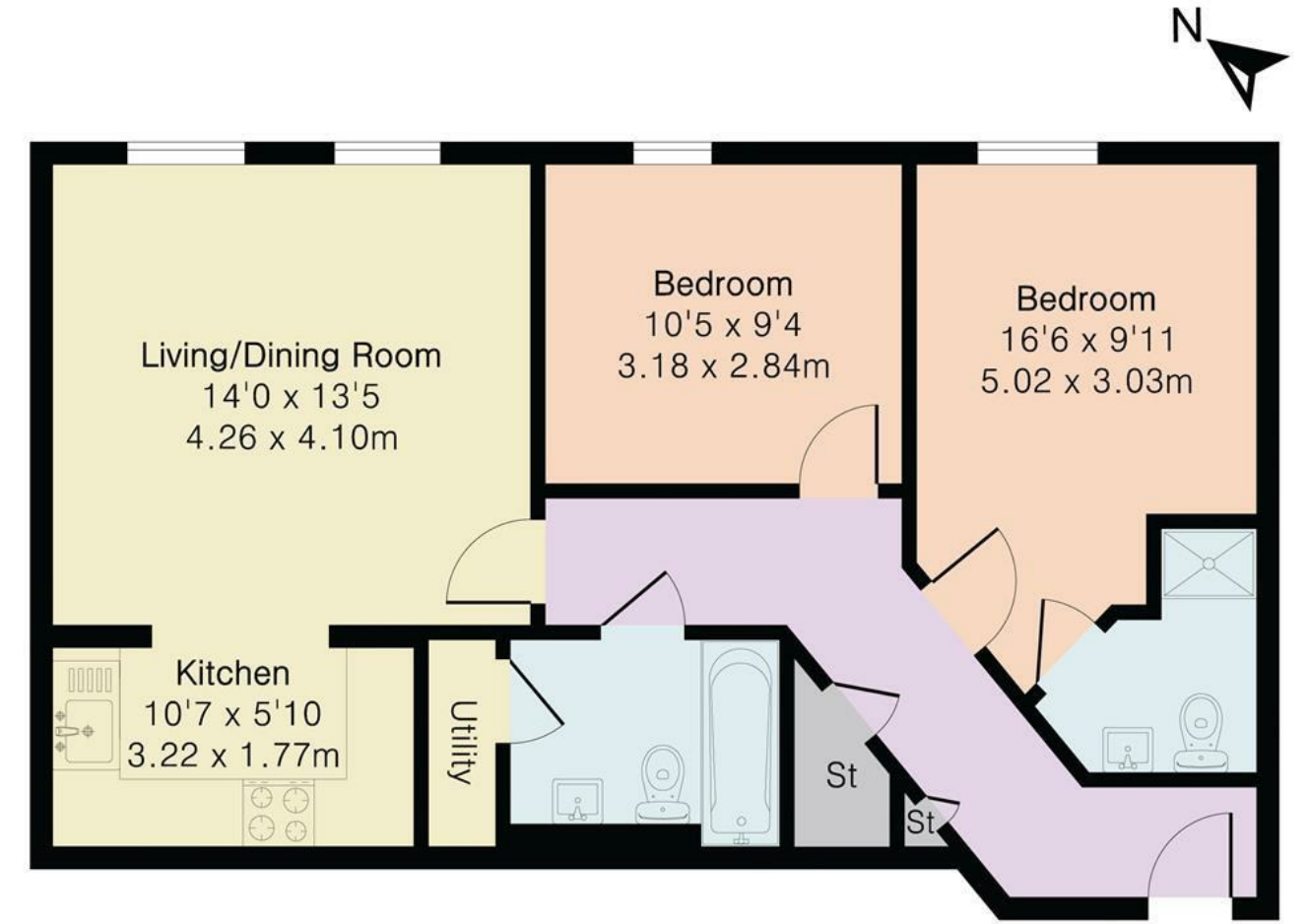
In addition to the interior comforts, the property benefits from attractive communal areas, enhancing the overall living experience. For those with a vehicle, allocated parking is a valuable feature, providing ease and security.

Situated in a vibrant area of London, this flat is well-connected to local amenities, transport links, and green spaces, ensuring that everything you need is within easy reach. This property presents a wonderful opportunity to enjoy modern living in a sought-after location. Do not miss the chance to make this lovely apartment your new home.

Statutory lease extension underway. Upon completion, the lease will have approximately 171 years remaining, with ground rent reduced to a peppercorn



Approximate Gross Internal Area 713 sq ft - 66 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	77	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

