

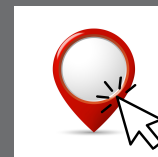
CORBETT GROVE

BOUNDS GREEN - N22

THOMAS
JAMES
ESTATE AGENTS



- 2x FOUR BEDROOM TOWN HOUSES
- BRAND NEW BUILD
- SOUTH FACING REAR GARDENS
- THREE BATHROOMS
- LOWER FLOOR TERRACES
- SEMI DETACHED



FOR SALE
PRICES FROM
£825,000
FREEHOLD

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NEW BUILDS

STARTING FROM... £825,000

This stunning new development of just two 4 bedroom, 4 storey townhouses is tucked away at the end of a quiet cul-de-sac in the desirable Bowes Park area, just a five minute walk from Bounds Green tube and Bowes Park train station.

Both houses have a similar floorplan, with 1,835 square feet of living space set over four storeys. Accessed via a paved and gated front yard, the properties have a lovely open aspect, with views across the open green space along Corbett Grove.

Once inside, there's a spacious hallway, WC and store. The main open plan living space is on the ground floor, with two bedrooms on the lower ground floor and two bedrooms on the first floor. The second (loft) floor is home to an additional two rooms with Velux windows. Several of the rooms are suited to a variety of uses, making the properties flexible and ideally suited to modern lifestyles.

The open plan living room has a stylish well-equipped L-shaped fitted kitchen in a subtle pale grey that perfectly complements the mainly white colour scheme. All appliances are discreetly integrated. There's space for a dining table and lounge area and direct access to the sunny, south-facing rear garden down a set of steps, making this a great place to relax and entertain.

The lower ground floor has a large room to the rear with full height anthracite aluminium glazed doors that open directly onto the garden, and a smaller room at the front with a door to the front courtyard. In between there's a tiled shower room with contemporary fixtures and fittings.

COUNCIL TAX BAND: E
Enfield Council

EPC RATING: C

FREEHOLD



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Both first floor bedrooms are doubles with large picture windows that frame views of the surrounding area, including iconic Alexandra Palace. The fully tiled family bathroom on this floor has a bath with and overhead shower and glass screen as well as a modern washbasin and WC.

The second (loft) floor has two further rooms with Velux windows.

The development has been finished to a very high standard. It's all-electric and energy-efficient, with double glazing and an air source heat pump. The décor is understated, with white walls complemented by fixtures and fitting in a range of subtle natural shades. The properties are flooded with natural light throughout from Velux rooflights and large picture windows.

This is a friendly neighbourhood, with a wide selection of local shops, cafes and restaurants within easy walking distance along Bounds Green Road, and numerous town centre amenities and a large shopping centre in Wood Green just an eight minute bus journey away.

Transport links are excellent. There are regular sub-20 minute train journeys from Bowes Park to King's Cross, and Bounds Green on the Piccadilly Line has fast direct links to the West End and beyond.

There's a good choice of schools, with nearby Bounds Green Primary School and Trinity Primary Academy both rated good by OFSTED.

There's plenty of green space nearby, ranging from Springfield Community Park (a five minute walk) to 200-acre Alexander Park (a 15 minute walk).

TRANSPORT



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

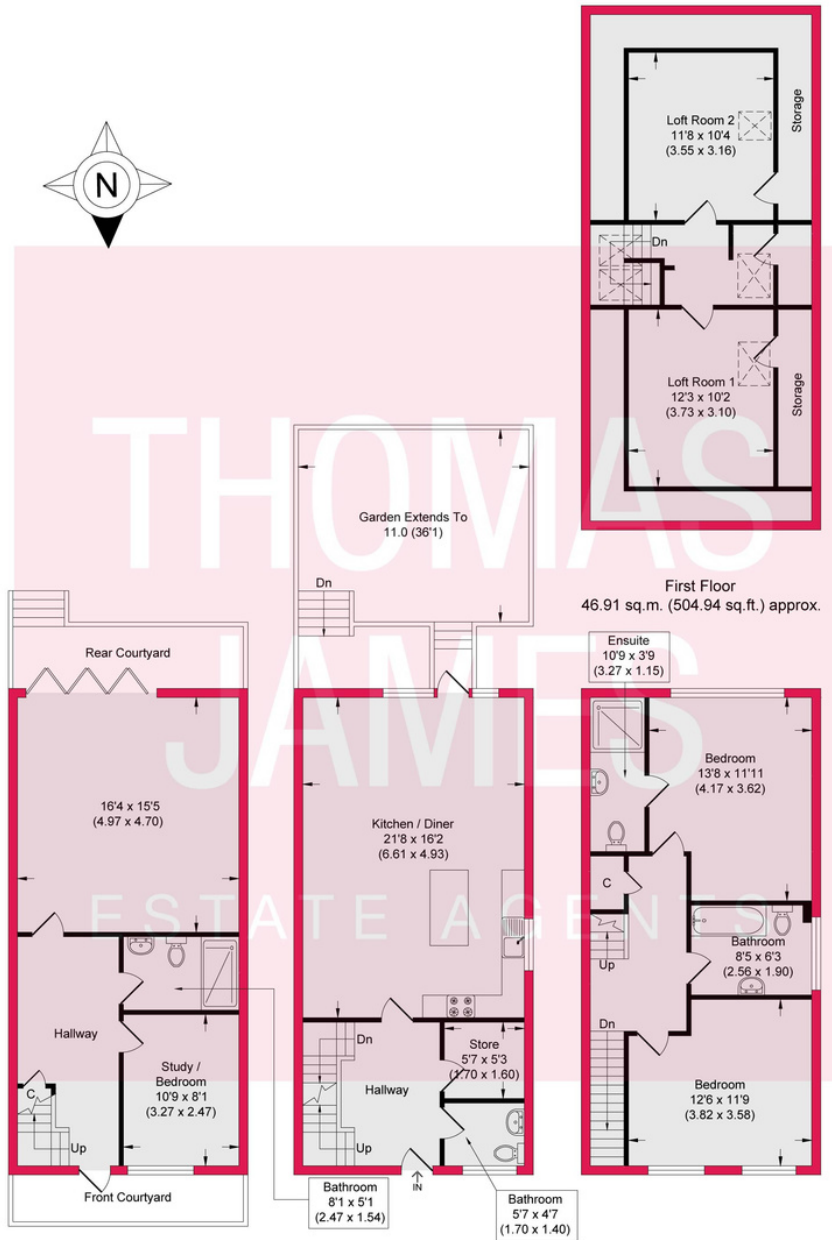
PLEASE CLICK ON THE LINKS ABOVE

HOUSE 1

PRICE - £900,000



Lower Ground Floor 46.91 sq.m. (504.94 sq.ft.) approx. Ground Floor 46.91 sq.m. (504.94 sq.ft.) approx. Second Floor 29.82 sq.m. (320.97 sq.ft.) approx.



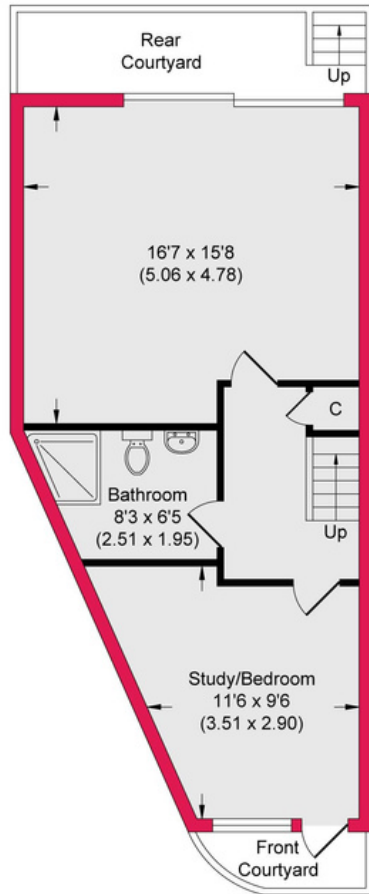
TOTAL FLOOR AREA : 170.55 sq.m. (1835.79 sq.ft.) approx.
(EXCLUDING EAVES)

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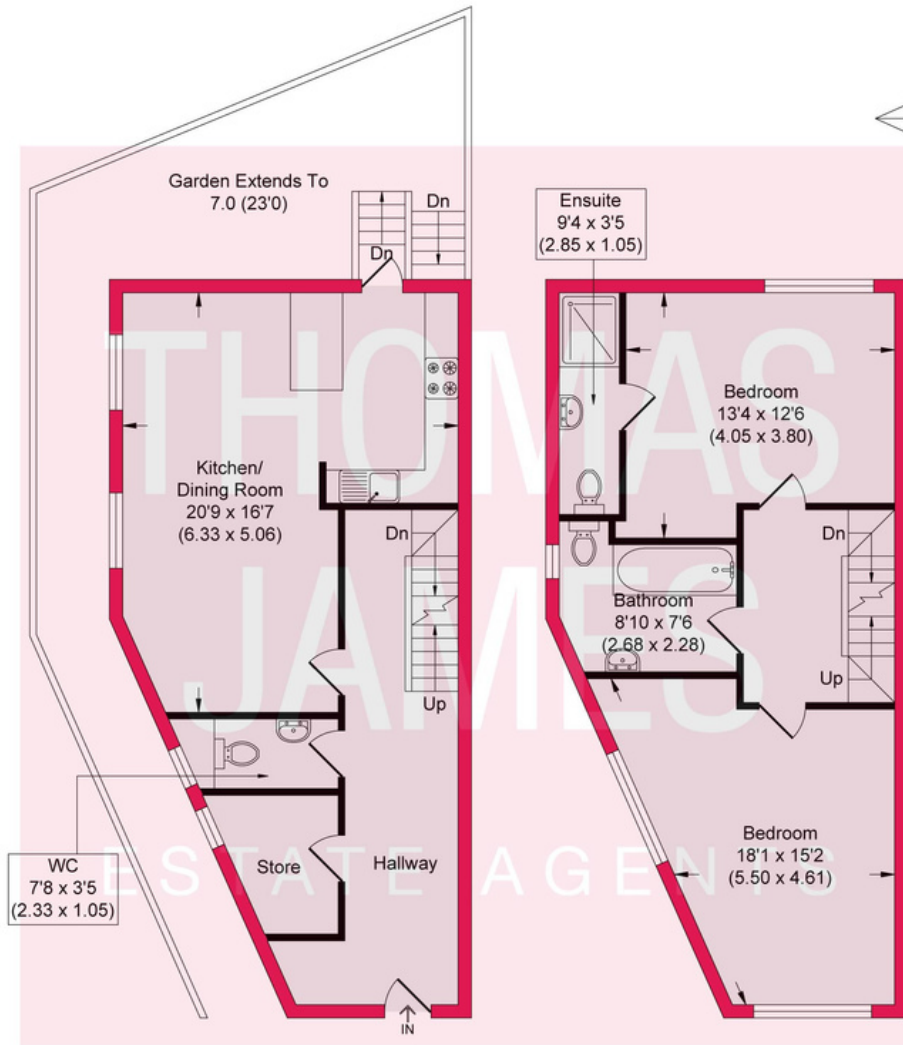
HOUSE 2

PRICE - £825,000

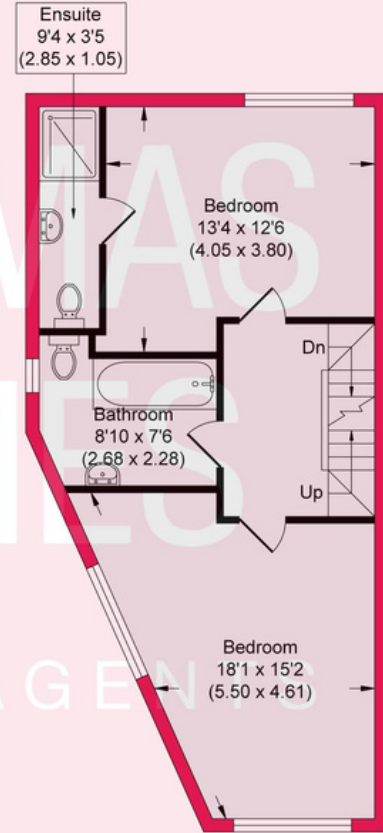
Lower Ground Floor
46.43 sq.m. (499.77 sq.ft.) approx.



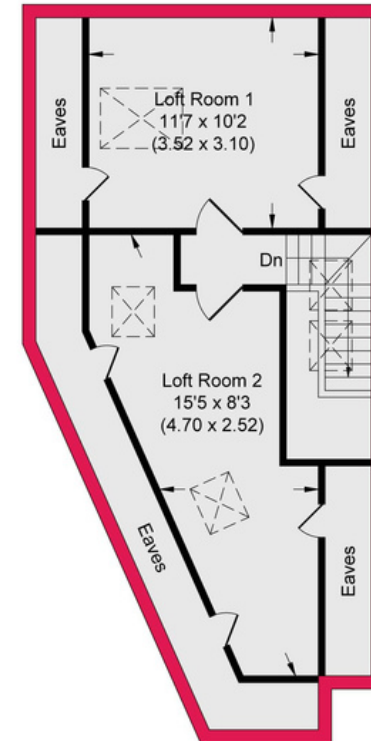
Ground Floor
46.43 sq.m. (499.77 sq.ft.) approx.



First Floor
46.43 sq.m. (499.77 sq.ft.) approx.



Second Floor
31.14 sq.m. (335.18 sq.ft.) approx.



TOTAL FLOOR AREA : 170.43 sq.m. (1834.49 sq.ft.) approx.

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

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