



RESIDENTIAL SALES & ACQUISITIONS

## **BROOMFIELD COURT** **BEAUMONT CLOSE, N2**

A well maintained 1<sup>st</sup> floor, three bedroom apartment (1,946 sq ft) situated within an exclusive modern gated development, built in 2009 by the highly respected house builders Octagon Developments. This wonderful home is positioned at the back of the block offering peaceful verdant views over the communal gardens from the principle rooms.

The spacious accommodation is approached via a generous reception hall and feature a 26' Reception room and modern fitted kitchen/breakfast room both with French doors providing access onto a 39' private terrace, alongside a 24' master bedroom with en suite bathroom, 2 further bedrooms (1 en suite) a family bathroom, guest cloakroom and separate utility room.

Further benefits include, 24hr portorage, two underground parking bays and a secure store room. The apartment is located within a gated cul-de-sac just off The Bishop's Avenue, only moments from the underground station (Northern Line), and easily accessible to Kenwood and Hampstead Heath. EPC Rating B



### **ACCOMMODATION & AMENITIES**

ENTRANCE HALL, 26' DRAWING ROOM, FITTED KITCHEN BREAKFAST ROOM, 24' MASTER BEDROOM WITH EN SUITE BATHROOM, TWO FURTHER BEDROOMS, EN SUITE SHOWER ROOM, FAMILY BATHROOM, UTILITY ROOM, GUEST CLOAKROOM, LARGE TERRACE, TWO SECURE UNDERGROUND PARKING BAYS, STORE ROOM, COMMUNAL GARDENS, 24 HOUR PORTAGE.







### TERMS

TENURE

Long Lease and Share of Freehold

GUIDE PRICE

£2,725,000 **Subject to Contract**