



## Flat 15, 2, Brian Court Rowland Road, London, N17 7EL £455,000



A well-presented two-bedroom, second-floor apartment set within a modern purpose-built development. This spacious home offers a bright and generously proportioned open-plan living area, seamlessly incorporating a contemporary integrated kitchen and dining space—perfect for both everyday living and entertaining.

The property boasts two generous double bedrooms, including a principal bedroom with its own stylish en-suite shower room. A well-sized family bathroom/WC complements the layout, and additional practical features include a large utility/storage cupboard plumbed for a washing machine, as well as a deep double-door storage unit with shelving—ideal for long-term storage and household essentials.

A private balcony, accessed via the living area, provides a pleasant outdoor space to enjoy warmer days. The apartment is ideally located within easy

- 2 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER
- PRIVATE BALCONY
- WOOD GREEN BORDERS
- EPC RATING B
- 2 BATHROOMS
- SEPERATE STORAGE FOR WASHING MACHINE
- SECURE DEVELOPMENT
- MODERN PROPERTY
- DOUBLE GLAZED THROUGHOUT

