



Downes Court  
London, N21 3PT



## Downes Court

This stunning four-bedroom semi-detached residence offers the perfect blend of luxury and modern sophistication. Ideally situated in a highly sought-after residential turning off Broad Walk.

You are greeted by a spacious and light-filled hallway that flows into a lounge, highlighted by a bay window. From there, you step into the impressive super room, a beautifully designed space that seamlessly blends versatile family living, a dedicated dining area, and a sleek modern kitchen. The room is further enhanced by bi-fold doors and a vaulted ceiling with an expansive glass window, allowing an abundance of natural light to pour in.

Adjacent to the kitchen, the former garage has been thoughtfully converted into a practical utility room and to complete this floor there is a guest cloakroom.

The first-floor features four generously proportioned double bedrooms, including an opulent primary suite with a fully fitted walk-in wardrobe and an en-suite shower room, complete with a striking void overlooking the super room. The second bedroom also benefits from its own walk-in wardrobe and en-suite shower room. Completing this level is a modern family bathroom.

The rear of the property has been beautifully landscaped, featuring a spacious patio area ideal for outdoor dining. The remainder of the garden is predominantly laid to lawn, enhanced by elegantly planted shrub borders. To the front, the driveway provides ample parking for multiple vehicles, complemented by well-designed planted borders.

### Special Features:

- Solid walnut flooring in front lounge, hallway and staircase
- Underfloor heating in super room, master ensuite and utility room
- State of the art Siemens kitchen appliances including both induction and gas hob
- Gas fireplace in super room
- South facing garden
- Planning permission has been approved for a spacious loft conversion

Located within walking distance of Groveland's Park with its attractive lake, woods, and open spaces. Great transport links with Winchmore Hill station and Southgate (Piccadilly Line) close by. Ideally situated within close proximity to highly sought-after state schools, including Highfield Primary and St. Michael's CofE Primary, as well as renowned private schools such as Palmers Green High School and Keble, among many others.

















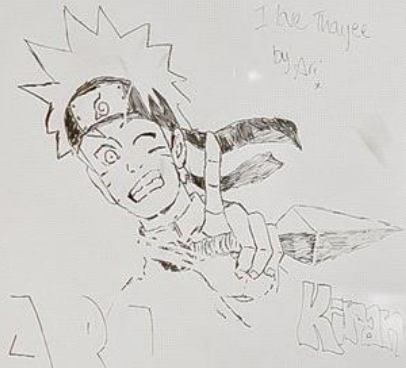












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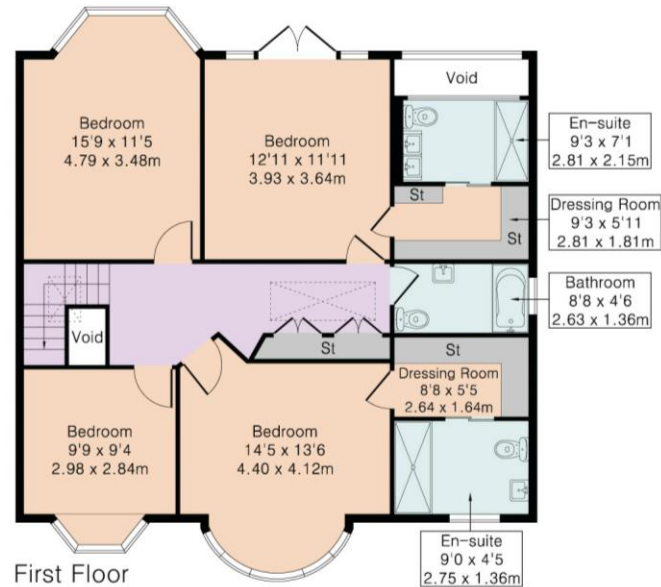






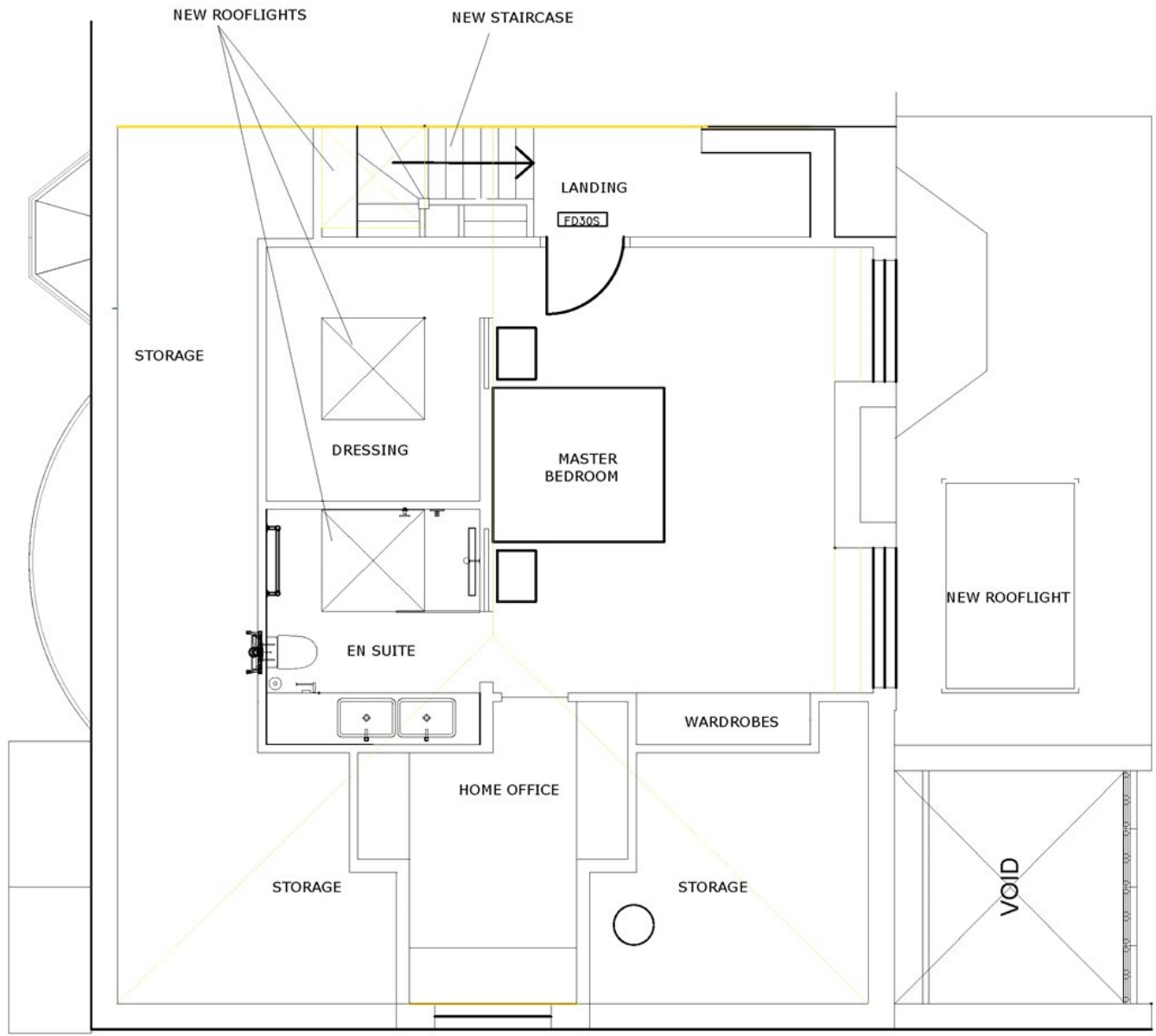
**Approximate Gross Internal Area 2221 sq ft - 206 sq m**  
 Ground Floor Area 1239 sq ft – 115 sq m  
 First Floor Area 982 sq ft – 91 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 as defined by RICS code of measuring practise. No guarantee is given on 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.





**PATRICK STORY**

NOTES

1. This drawing is representative of design intent and to be read in conjunction with all other plans & elevations.
2. PLANNING ONLY
3. All dormers set back minimum 200mm from existing eaves.

Rev	Date	Reason For Issue
2	02-05-23	Planning Issue
1	03-02-23	Client Issue

NSA806 Architecture  
**PATRICK STORY**

Client  
**PRIVATE CLIENT**

Project

Title

**Proposed Plan - 2nd floor**

Drawn by	Checked by	Approved by
PS	PS	

Scale	Date
1: 50 @ A3	03.02.23

Drawing No.	Rev
WH2-102	2

**SECOND FLOOR PLAN PROPOSED**



**STATONS**  
**HADLEY WOOD**

10 Crescent West, Hadley Wood,  
Herts, EN4 OEJ

Tel: 0208 440 9797

Email: [hadley@statons.com](mailto:hadley@statons.com)

**STATONS**  
www.statons.com