



KINGSLY ESTATE AGENTS

2 Bedroom Flat for Sale - £380,000

3 Ruby Mews, London, UK, N13 4EN



- TWO BEDROOM • THIRD FLOOR • LIFT • COUNCIL TAX BAND D • EPC RATING B • LEASEHOLD •
- ALLOCATED PARKING

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📍 315 Chase Road, Southgate, London N14 6JT

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Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275  
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

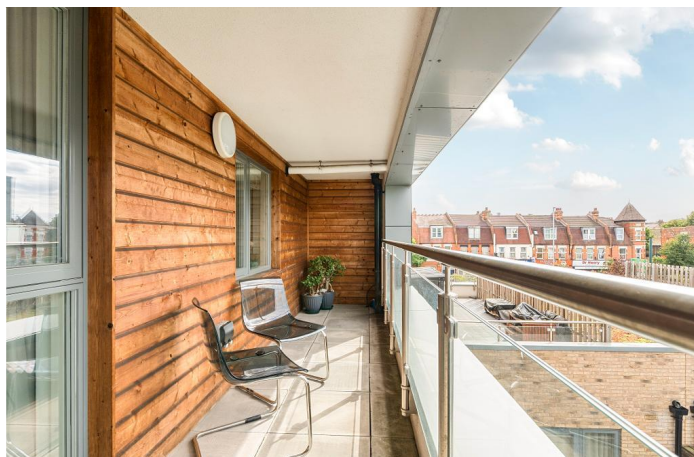


## Description

Located within the sought-after Bluebonnet Court development, this modern two-bedroom flat offers bright and well-proportioned living space on the third floor. The property benefits from a spacious open-plan reception and kitchen area, ideal for entertaining and everyday living, with direct access to a large private balcony providing excellent outdoor space. The principal bedroom includes an en-suite shower room, complemented by a further double bedroom and a contemporary family bathroom. The flat is finished to a high standard throughout and is ready to move into.

## Location

Bluebonnet Court is situated within Ruby Mews, a quiet residential setting in the heart of Palmers Green, N13. The area benefits from a wide range of local shops, cafés and restaurants, together with excellent transport links. Palmers Green Station provides direct services into Moorgate and King's Cross, while nearby bus routes offer access to surrounding areas. The property is also conveniently placed for road links including the North Circular (A406) and the M25.



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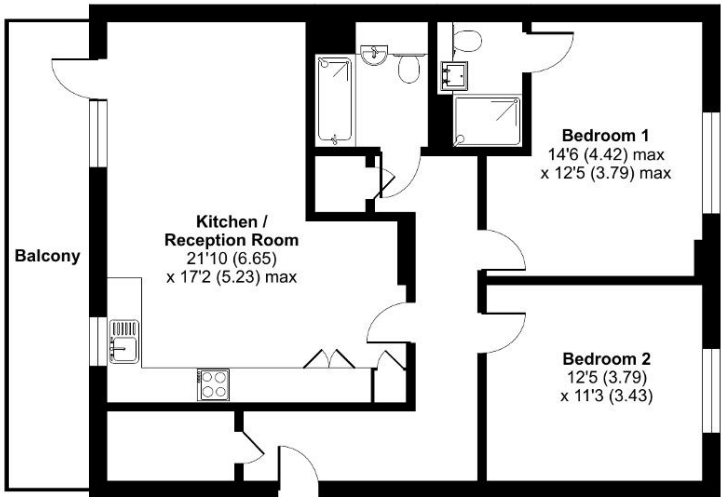
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Bluebonnet Court, Ruby Mews, London, N13

Approximate Area = 893 sq ft / 83 sq m  
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsly Estate Agents, Southgate. REF: 1333045

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

