



# Sovereign Mews

Barnet, EN4



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# Sovereign Mews

A well presented two bedroom first floor purpose built maisonette located within a gated development indirectly off Cockfosters Road. The maisonette benefits from two double bedrooms (one with en-suite shower facilities), family bathroom, a bright and spacious lounge with Juliette balcony which leads through to the part-fitted kitchen.

The first floor landing offers good storage space and benefits from access to a good sized loft area which could be converted to provide further accommodation (subject to planning consents and building regulations).

Approach: Electrically operated wrought iron gates provide access to Sovereign Mews where you will find allocated parking for two cars. A pathway flanked by lawn and flower beds gives access to own front door.

Location: Situated in this private gated close within easy reach of Cockfosters with its shops, restaurants and Piccadilly Line underground station all located within 0.6 miles. Trent Country Park is close at hand and the M25 is a short drive away.





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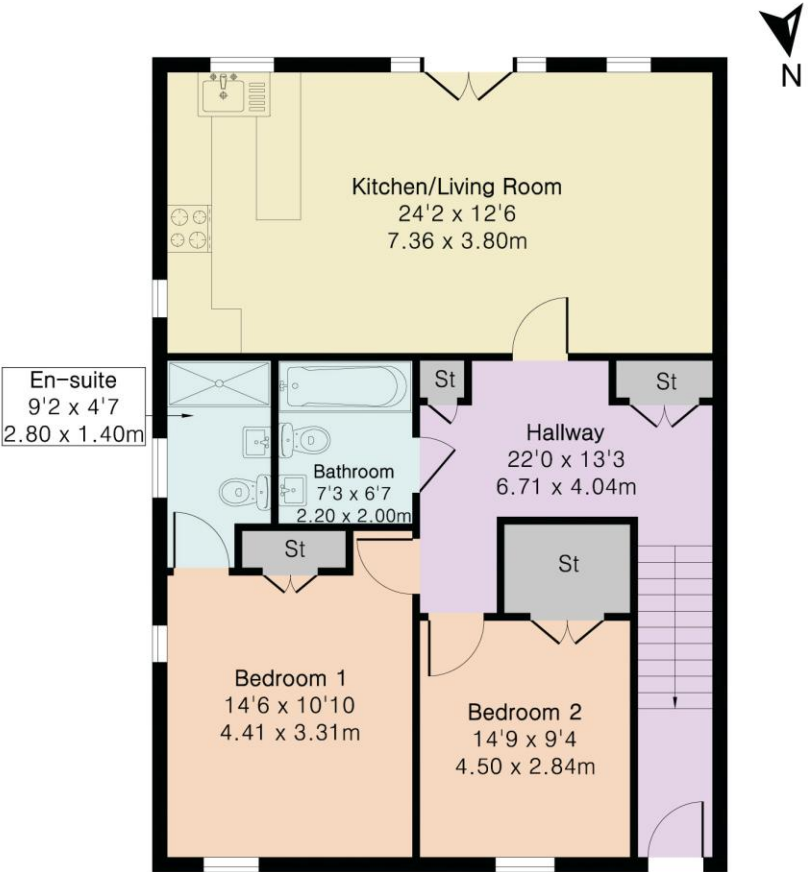
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Approximate Gross Internal Area 841 sq ft - 78 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



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