Highstone House, Cockfosters Road, Barnet, EN4 0JT
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# Highstone House

This beautifully finished, spacious two double bedroom first floor apartment is set within a private gated development on Cockfosters Road, offering modern living at its finest.

The apartment boasts a large and welcoming hallway that leads to an expansive kitchen/living/dining area, perfect for both relaxation and entertaining. The kitchen is fully equipped with integrated appliances, combining both functionality and style. The principle bedroom suite is a highlight, featuring an en-suite shower room, with a range of fitted wardrobes, providing ample storage. The second bedroom also includes fitted wardrobes and a stylish family bathroom.

Externally, the property benefits from a generous balcony to the rear, ideal for outdoor dining and relaxation. There is allocated parking spaces for convenience, alongside a communal garden area that adds a sense of tranquility to the development.

Location: This property is ideally positioned within easy reach of Cockfosters Tube Station (Piccadilly Line), offering excellent transport links into central London. The vibrant local shops on the parade cater to daily needs, while nearby schools, including Trent Primary School, Southgate Secondary School, JCOS, and East Barnet School, offer great educational options for families.

A perfect blend of modern living and convenience, this apartment is an ideal choice for those seeking a high-quality home in a desirable location.

**Council Tax: F**
**Local Authority: Enfield**
**Tenure: Leasehold**
**Service Charge: Approx £3,500 per annum**
**Ground Rent: £650 per annum**

# Floor Plan

Approx. 84.3 sq. metres (907.7 sq. feet)

Total area: approx. 84.3 sq. metres (907.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan,no responsibilty is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant.
Plan produced using PlanUp.

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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