

Heddon Court

Cockfosters Road

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Heddon Court, Cockfosters Road, EN4 0DF

This well-presented first-floor flat is located in a convenient residential area of Cockfosters and offers a practical, well-balanced layout. The property is accessed via a private entrance leading into a central hallway, which provides access to all rooms.

The living room is positioned to the front of the flat and offers a comfortable space for both relaxing and entertaining. The main bedroom is a generous double, with a second bedroom situated further along the hallway, making it ideal for guests, a home office, or a child's room.

To the rear, the kitchen is well arranged with ample workspace and storage, while the bathroom is fitted with a modern white suite. Additional storage within the flat adds to its everyday practicality. Well located for local amenities, transport links, and green spaces, this property is well suited to first-time buyers, investors, or commuters.



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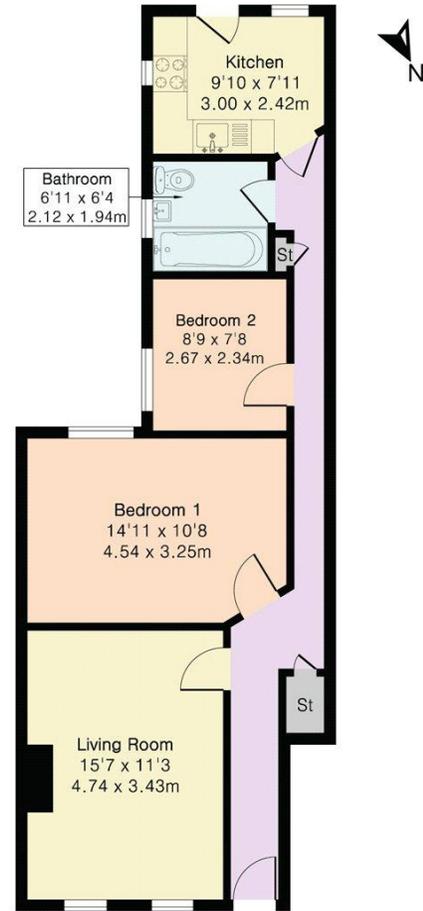


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Approximate Gross Internal Area 667 sq ft - 62 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Local Authority: Enfield
Council Tax band: C
Tenure: Leasehold 153 Years
Service Charge: £3,000 pa

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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