



Cockfosters Road
Barnet, EN4





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Cockfosters Road

An exceptional and luxurious award winning first floor apartment with fabulous southwest facing terrace.

This outstanding apartment is approximately 1827 sq ft and benefits from an abundance of natural light.

The accommodation comprises of lounge, three magnificent super-sized bedrooms, three hotel style bathrooms, exceptional designer kitchen being fully equipped with Gaggenau/Miele appliances.

Further benefits include underfloor heating, comfort cooling, Rako lighting, alarm system, concierge service, security gated entrance with driveway leading to the underground parking with two allocated parking spaces, a large storage cupboard and access to lift.

Location: Central London is within 23 minutes. Located equidistant between Hadley Wood station (offering a regular service into Moorgate and Kings Cross stations) and Cockfosters underground stations (Piccadilly line). For travelling by road, the M25 is under 2 miles away which provides great access to all major motorway links and London airports.

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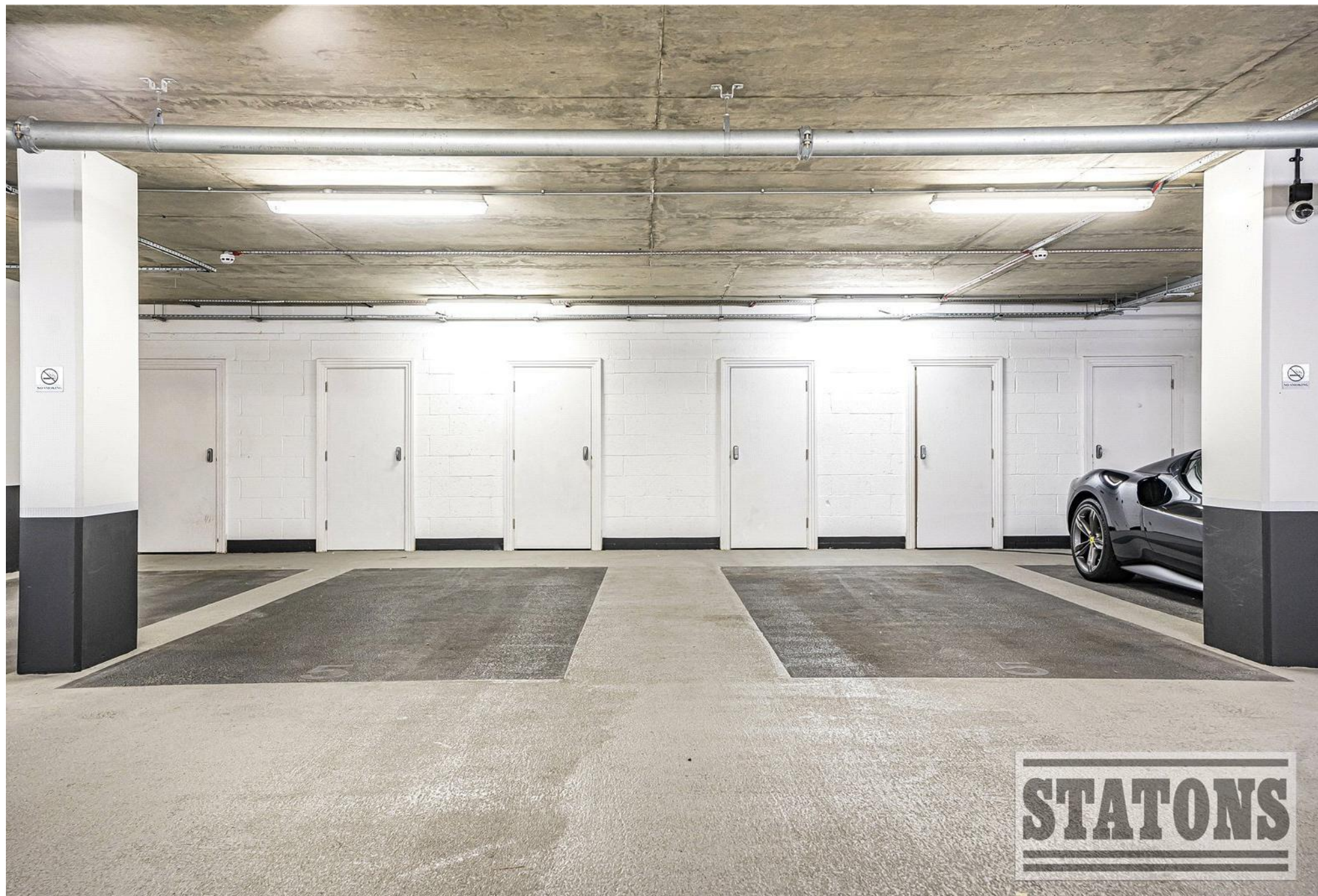
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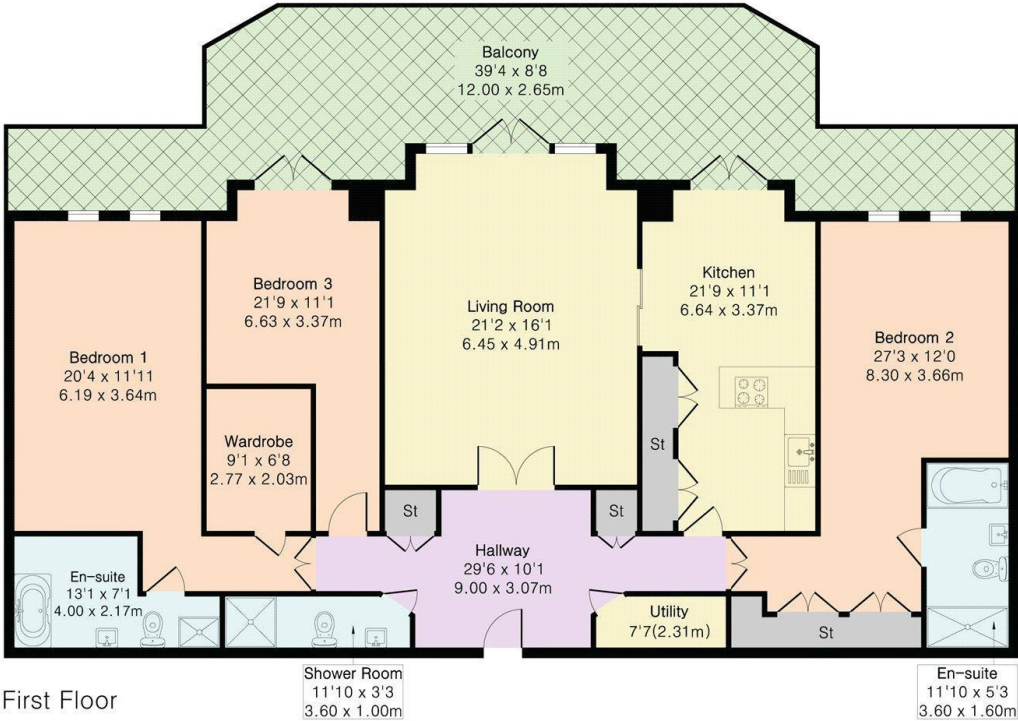


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Council Tax: H
Local Authority: Enfield
Tenure: Leasehold
Service Charge: Approximately £15,000 per annum
Ground Rent: £500 per annum



Approximate Gross Internal Area 1827 sq ft - 170 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.





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