



Cockfosters Road
Barnet, EN4

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Cockfosters Road



An exceptional three-bedroom luxury residence set within the prestigious Amara Lodge, an exclusive and highly regarded development on Cockfosters Road.

This beautifully appointed apartment offers refined contemporary living, enhanced by intelligent mood lighting, an integrated sound system, and underfloor heating throughout, creating an atmosphere of effortless sophistication and comfort.

A grand entrance hall sets the tone, leading through to a stunning reception and dining space bathed in natural light. Floor-to-ceiling doors open onto a generous west-facing terrace, providing the perfect setting for elegant entertaining or tranquil sunset evenings. The bespoke Poggenpohl kitchen is a true statement of quality, fully equipped with premium Miele integrated appliances, including fridge freezers, oven and microwave oven and a dishwasher. Double doors extend the space onto a private terrace, seamlessly blending indoor and outdoor living.

The principal suite is a sanctuary of calm, featuring direct access to a private balcony, a beautifully designed dressing room, and a luxurious five-piece en-suite bathroom finished to an exceptional standard. The second bedroom also enjoys its own en-suite, while the third bedroom currently arranged as a sophisticated study offers flexibility for guests or home working. A stylish guest WC and an impressive utility room further enhance practicality without compromising on design.

A remarkable highlight of this residence is the expansive wraparound terrace that spans the full width and side of the apartment an extraordinary outdoor space rarely found in apartment living, ideal for hosting summer gatherings or enjoying peaceful moments of retreat.

Residents are welcomed by an imposing façade, with concierge quarters positioned to the front and a sweeping carriage driveway that leads to secure gated underground parking. The property benefits from two allocated spaces, a private storage cupboard, and lift access directly to the apartment level, ensuring privacy, convenience, and security.

Location: Perfectly positioned within easy reach of Cockfosters High Street, offering a selection of boutiques, cafés, and restaurants, as well as the Piccadilly Line Underground station for swift access into Central London. The open green expanses of Trent Country Park and convenient access to the M25 further enhance the lifestyle appeal.



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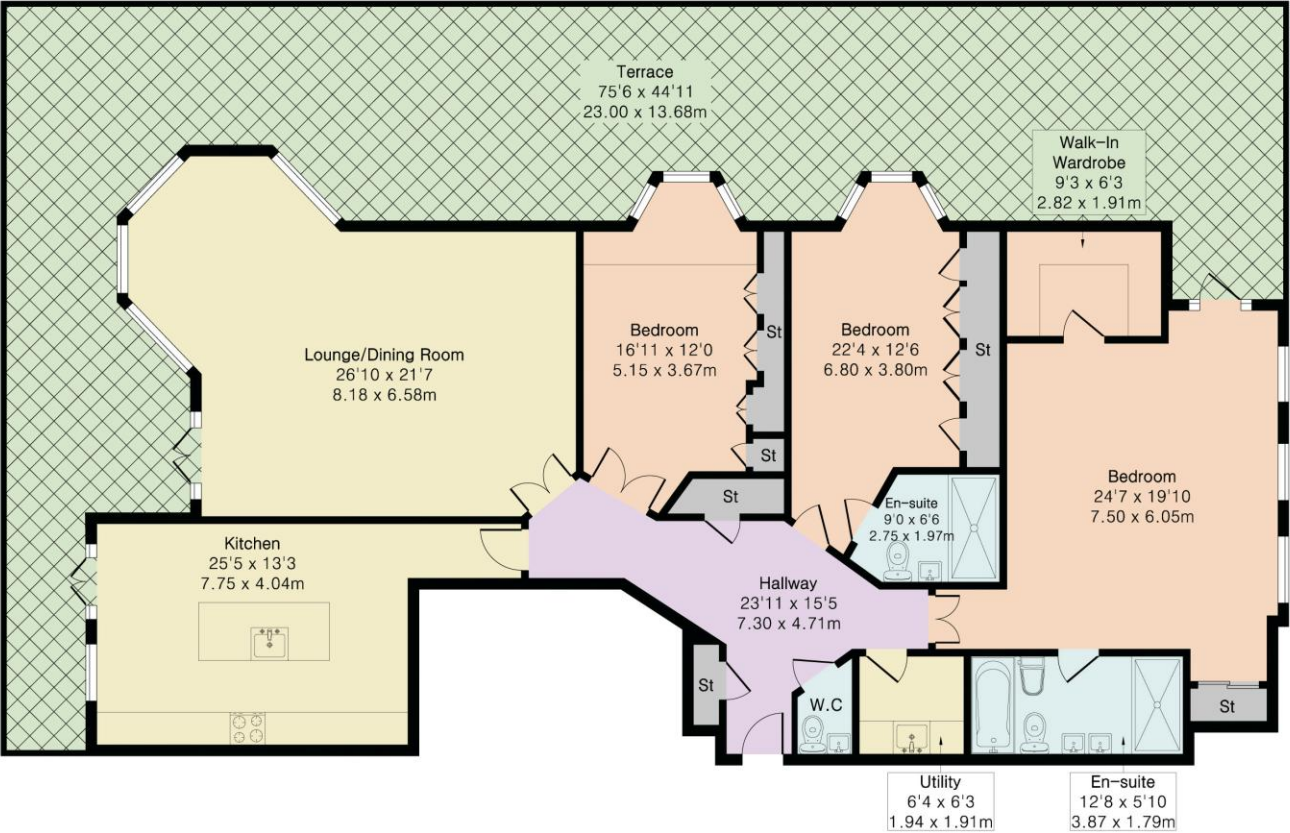
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Council Tax: H
Local Authority: Enfield
Tenure: Leasehold
Service Charge: £9,792 per annum
Ground Rent: £250 per annum

Approximate Gross Internal Area 1963 sq ft - 182 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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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