



Murano House
Cockfosters Road, Cockfosters, EN4

Cockfosters Road



The Garden Suite at Murano House offers an exceptional blend of luxury and elegance within a meticulously designed development. The reception room opens directly onto the private landscaped garden, while underfloor heating and air conditioning run throughout the apartment for year-round comfort. The property also benefits from two allocated spaces in secure underground parking, as well as a storeroom.

Upon entering, you are immediately drawn through the glass doors to the stunning mature private garden, creating a seamless connection between indoor and outdoor living. At the heart of the home is an expansive open-plan kitchen, dining, and living area featuring a contemporary fitted kitchen with a range of high-end integrated appliances and a spacious walk-in larder. Large bi-fold doors open directly onto the garden, flooding the space with natural light and enhancing the indoor-outdoor lifestyle.

The apartment comprises three bedrooms. The principal suite is particularly impressive, offering generous proportions, a walk-in wardrobe, and a luxurious modern en-suite bathroom complete with a large shower and separate bath. A further spacious double bedroom also benefits from its own en-suite, while the third bedroom is currently arranged as a stylish home office.

Completing this impressive apartment is an additional guest bathroom with shower facilities, along with a separate utility room, thoughtfully designed to combine practicality with contemporary living.

Outside, the property features a large decked terrace area with ample space for outdoor dining and social gatherings. Beautifully planted shrubs surround the terrace, while steps lead up to a large laid-to-lawn garden area. Beyond the private garden, there is also a communal garden overlooking the golf course, offering stunning scenic views and a wonderfully tranquil setting.



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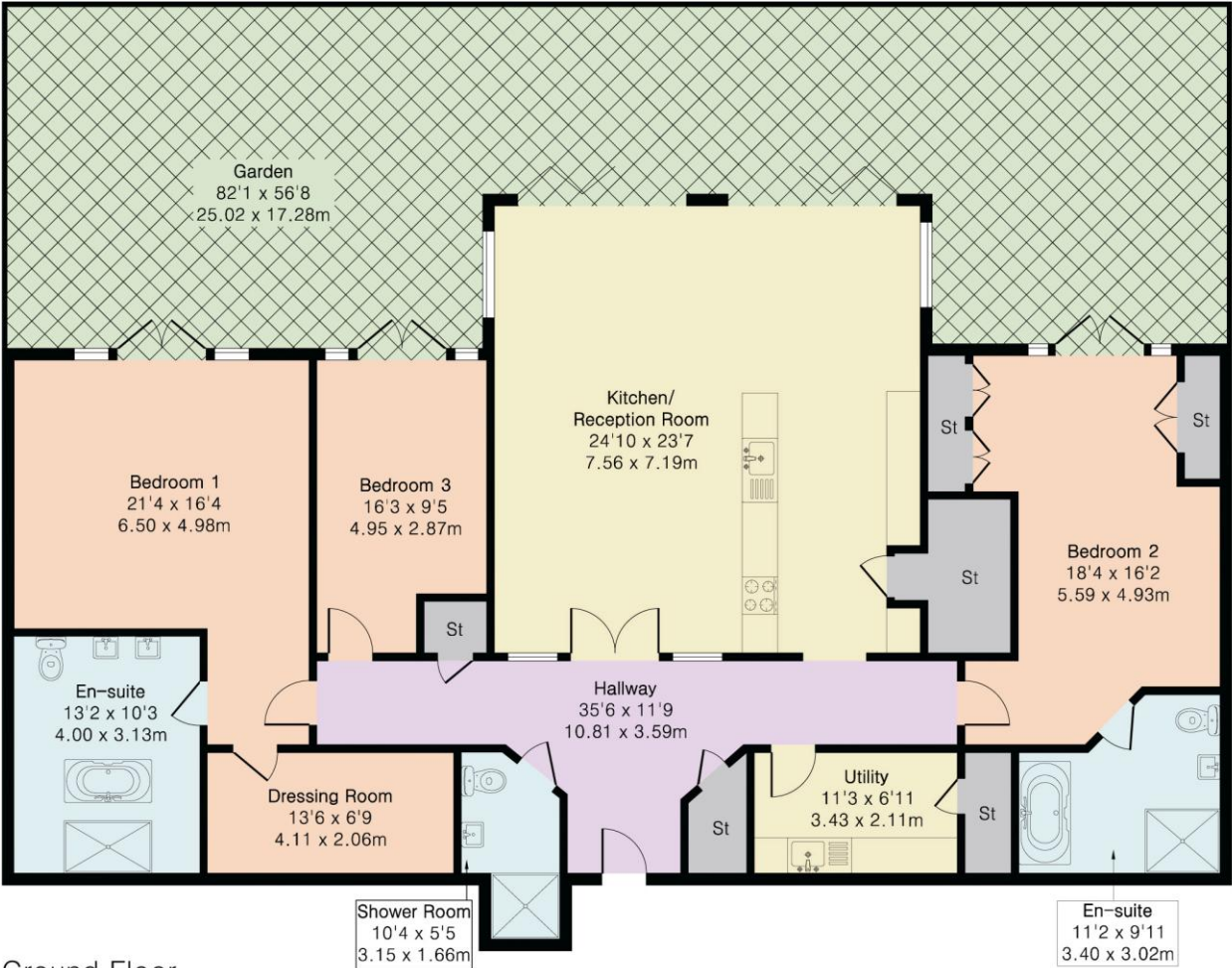


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Council Tax: H
Local Authority: Enfield
Tenure: Leasehold

Service Charge: £9,420 per annum (paid in 2 instalments within the year)
Ground Rent: £600 per annum

Approximate Gross Internal Area 2116 sq ft - 197 sq m



Ground Floor

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