



# Sambrook Court

Cockfosters Road, Barnet, EN4

# Sambrook Court

Located within the sought-after Sambrook Court development on Cockfosters Road, this impressive penthouse apartment has been finished to a high standard throughout and offers bright, spacious accommodation with superb outside space.

The heart of the apartment is the large open-plan kitchen, living and dining room, measuring over 27ft in length, creating a fantastic space for both relaxing and entertaining.

The contemporary kitchen features a central island, integrated appliances and plenty of storage, while doors open directly onto the private terrace, allowing plenty of natural light into the room.

The principal bedroom benefits from its own dressing area and modern en-suite bathroom, while the second double bedroom is served by a separate family bathroom finished in a similarly stylish design.

A real feature of the property is the south-facing wraparound terrace, providing excellent outdoor space with room for seating and dining areas, while enjoying sunshine from morning through to evening. The apartment also benefits from two secure underground parking spaces.

Further benefits include a spacious entrance hall, modern finishes throughout and a well-designed layout that makes the apartment feel both practical and luxurious.

Sambrook Court is ideally positioned for Hadley Wood's local shops, restaurants and mainline station, with excellent road links nearby and easy access to surrounding green spaces.













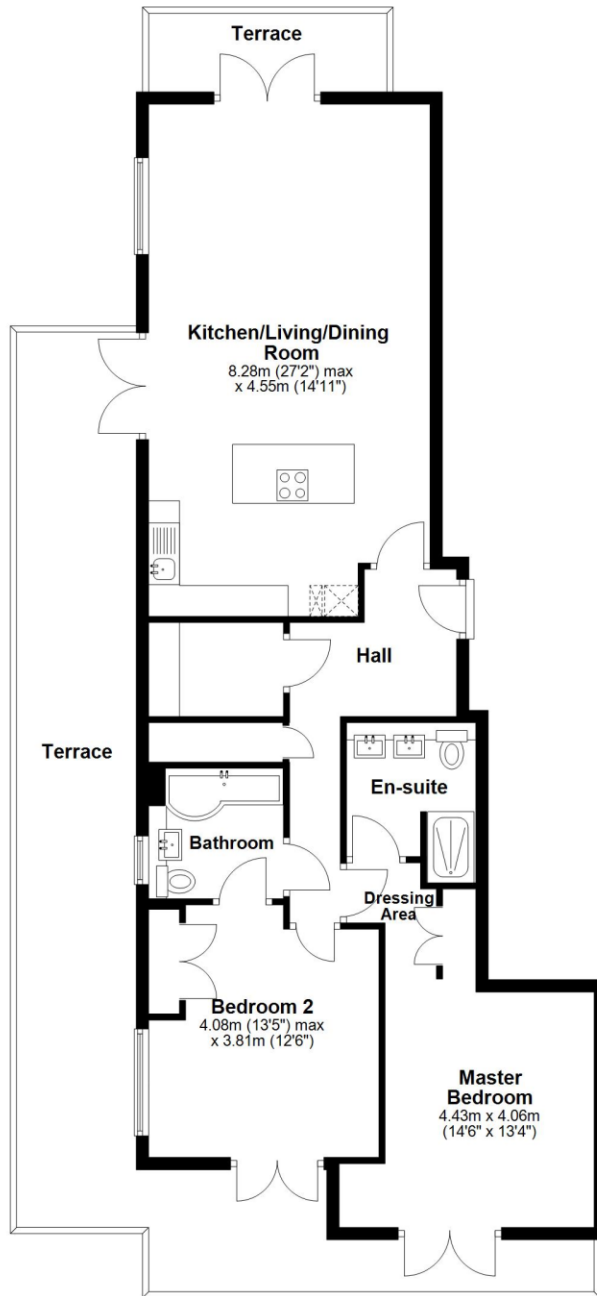






### Apartment 12

**Council Tax: F**  
**Local Authority: Enfield**  
**Tenure: Leasehold**  
**Service Charge: £3,000 per annum approx.**  
**Ground Rent: £500 per annum approx.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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