



Games Road
Barnet, EN4



Games Road

A spacious two bedroom ground floor apartment set within a well-maintained Neo-Georgian development, with views over the greenery of Games Road and benefiting from a garage en bloc, residents' parking, and communal gardens.

The property is accessed via an entrance hall with two useful storage cupboards. Wooden flooring runs throughout the hallway, reception room, and both bedrooms. The reception room is bright and enjoys a pleasant outlook over the surrounding green spaces.

Both bedrooms are well proportioned and feature fitted wardrobes, providing good storage space. The kitchen is fitted with quartz worktops, integrated appliances, and space for a breakfast table. The partially tiled bathroom comprises a three-piece suite, with floor lighting, a vanity mirror, and modern fittings. In addition, there is a separate shower room with a further WC.

The apartment is conveniently located within walking distance of the shops, cafés, and restaurants of Cockfosters. Cockfosters Underground Station (Piccadilly Line) is approximately 0.4 miles away, while New Barnet Station is around 0.9 miles away, providing links into Central London. The A1, M1, and M25 are also easily accessible.



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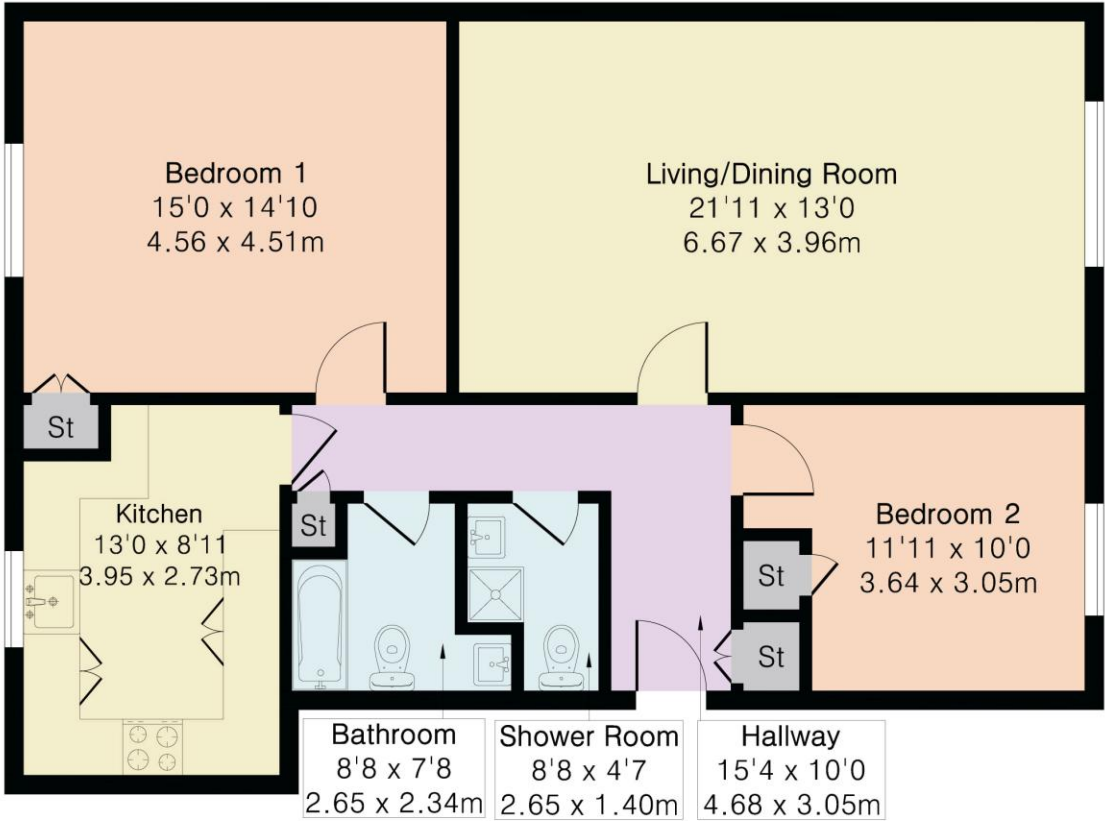
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Council Tax: F
Local Authority: Barnet
Tenure: Share of Freehold
Service Charge: £2,250 per annum



Approximate Gross Internal Area 896 sq ft - 83 sq m



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 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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