



Cornflower Court, Ebony Crescent

£350,000



This beautifully presented One Bedroom apartment is located within this exclusive gated development on Ebony Crescent, Barnet.

The property comprises an entrance hallway, a bright and airy reception room facilitated by large floor to ceiling windows and a kitchen with bespoke fitting and fixtures.

The apartment is also complimented by outdoor space via a private balcony which overlooks the surrounding green space.

The single double bedroom is spacious and features a built in wardrobes.

Additionally, the property further benefits from allocated parking in the underground car park and shared communal gardens.

This sought after development is conveniently located amongst Cockfosters & Oakwood Tube Stations (Piccadilly Line) and the main high street.

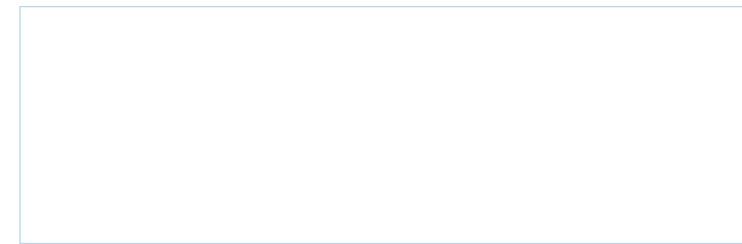
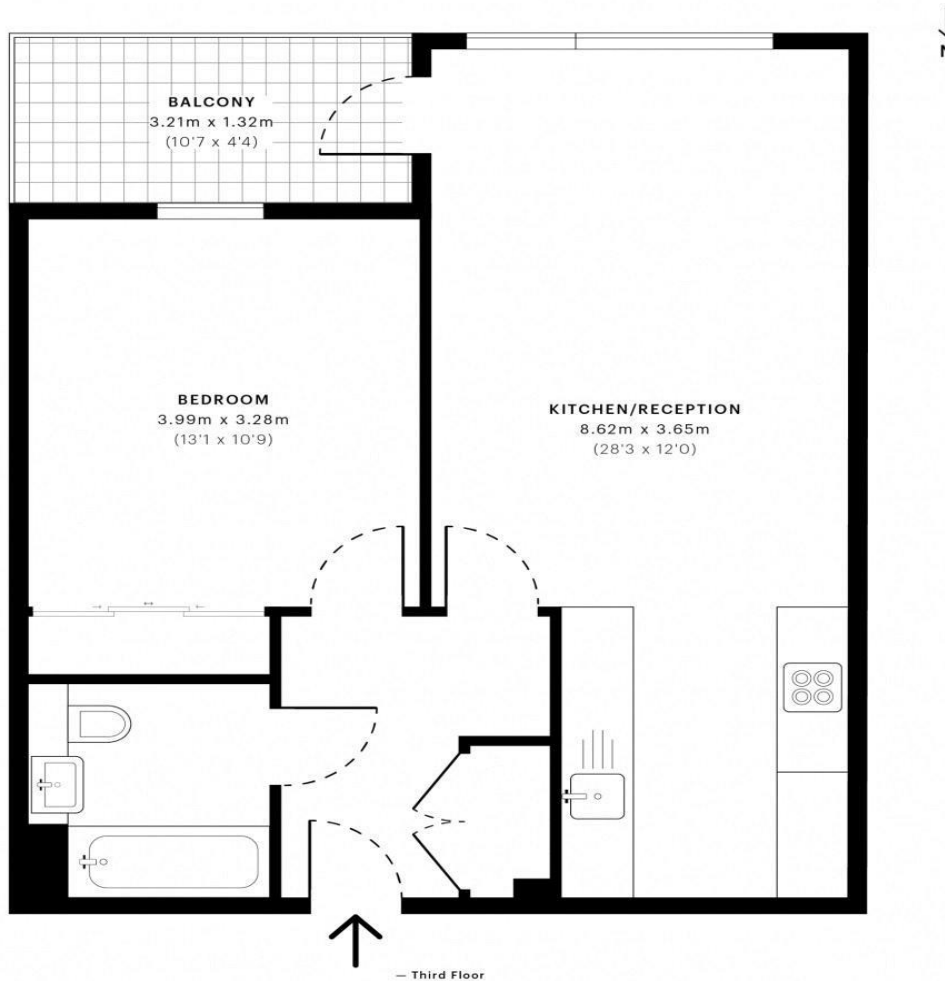
There are a selection of local amenities in the area including shops, cafes, eateries, public parks as well as convenient bus transport routes.

The property is ideal for first time buyers in as well as investors looking for a property to achieve a good rental yield.



Cornflower Court, EN4

GROSS INTERNAL AREA
52.77 sqm / 568.01 sqft



Nicholas James

"Honesty is the only investment that never fails"

Tel: 020 8886 9462
34 High Street Southgate London Greater London N14 6EE
info@njstates.co.uk
www.njstates.co.uk

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 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
52.77 sqm / 568.01 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
50.75 sqm / 546.27 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
4.23 sqm / 45.53 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPM5 3B RESIDENTIAL 57.38 sqm / 617.63 sqft
IPM5 3C RESIDENTIAL 55.64 sqm / 598.90 sqft

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