



## **EBONY CRESCENT, COCKFOSTERS, EN4**

WE ARE PLEASED TO OFFER THIS BRIGHT & SPACIOUS RAISED GROUND FLOOR LUXURY APARTMENT OFFERING WELL PROPORTIONED ACCOMMODATION, WITH THE BENEFIT OF AN OPEN PLAN 28ft FITTED KITCHEN & RECEPTION ROOM, LEADING TO A PRIVATE BALCONY. DOUBLE BEDROOM WITH FITTED WARDROBES & LUXURY BATHROOM. THERE ARE ALSO COMMUNAL GARDENS.

Situated in the Popular Bollingbroke Development and Within Walking Distance of Cockfosters for Picc. Line Tube Station, Shops, Restaurants and Good Schools, Whilst Buses are only 2 Minutes' Away. This is a Beautifully Presented Apartment in a block Serviced by a Lift & Video Entryphone System.



### **ACCOMMODATION**

\* COMMUNAL ENTRANCE HALL \* OWN ENTRANCE HALL \* 28FT OPEN PLAN LUXURY FITTED KITCHEN & RECEPTION ROOM \* BALCONY \* DOUBLE BEDROOM WITH FITTED WARDROBES \* LUXURY BATHROOM \* COMMUNAL GARDENS \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, VIDEO ENTRYPHONE SYSTEM, LIFT, BALCONY \*

**PRICE: £340,000 LEASEHOLD**

**ENTRANCE HALL 9'3" x 7'3" (2.82 x 2.23)**

**Neutrally decorated Entrance Hall with Video Entryphone System, Oak Effect Flooring and Large Storage Cupboard Incorporating the Heating System & Plumbing for Washing Machine.**



**LIVING/DINING ROOM 19'1" x 11'5" (5.82 x 3.49)**

**Large Living Room, Open-Plan to the Fitted Luxury Kitchen, with Neutral Decor, Oak Effect Flooring, Large Floor to Ceiling Window Overlooking the Communal Gardens and a Door out to the PRIVATE BALCONY.**



**LIVING/DINING ROOM (pic 2)  
Different Aspect.**



**LIVING/DINING ROOM (pic 3)  
Futher Aspect Also Showing the Luxury Fitted Kitchen and Door to Hallway.**



**LUXURY FITTED KITCHEN 9'6" x 7'10" (2.90 x 2.39)**

**The Attractive Looking Fitted Kitchen is Open-Plan to the Living Room and there is Enough Space for a Dining Table. Ample Grey Gloss and Handle-less Floor & Wall Units with Quartz Worktops. Integrated Appliances, including Eye Level Double Oven, Induction Hob, Extractor Over, Dishwasher & Fridge/Freezer.**



**DOUBLE BEDROOM 12'8" x 10'9" (3.87 x 3.28)**

**Good Sized Bedroom with Fitted Wardrobes with Glazed Sliding Doors, Radiator, Double Glazed Window Overlooking Balcony & Side of Building & Communal Gardens.**



**DOUBLE BEDROOM (pic 2)**  
**Different Aspect Showing the Fitted Wardrobes.**



**LUXURY BATHROOM 6'10" x 6'6" (2.10 x 2.00)**  
**Panelled Bath with Mixer Taps & Shower, Semi Built in Wash Hand Basin with Mixer Taps, Built in Low Flush WC. Chrome Heated Towel Rail. Large Mirror.**



**COVERED BALCONY 10'9" x 4'8" (3.28 x 1.44)  
With Decking & Wrought Iron Balustrades.**



**FRONT ENTRANCE TO APARTMENTS & LIFT**

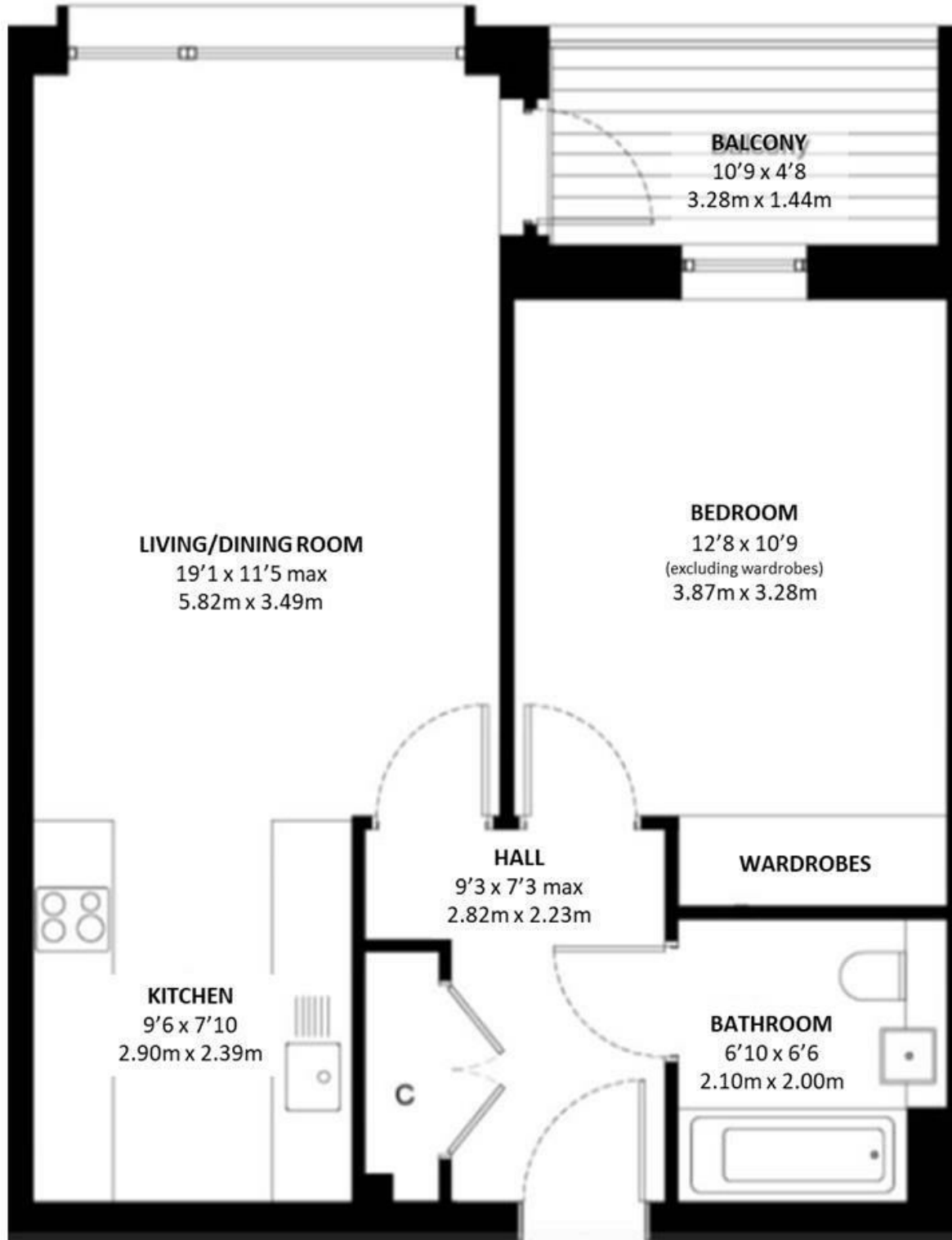




# SAFFRON COURT, EBONY CRESCENT, EN4

Approximate area (incl. balcony) 624sqft (58sqm)

All measurements are approximate and are for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.