



Cockfosters Road, Cockfosters, EN4 0JS  
Per Calendar Month £7,995 Per Calendar Month Council Tax Band H

**REAL ESTATES**  
Est. 1981

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**\*AVAILABLE FURNISHED/UNFURNISHED \*** A stunning 3/4 bedroom PENTHOUSE apartment located on the ever popular Cockfosters Road and built by renown developer Fusion just over ten years ago.

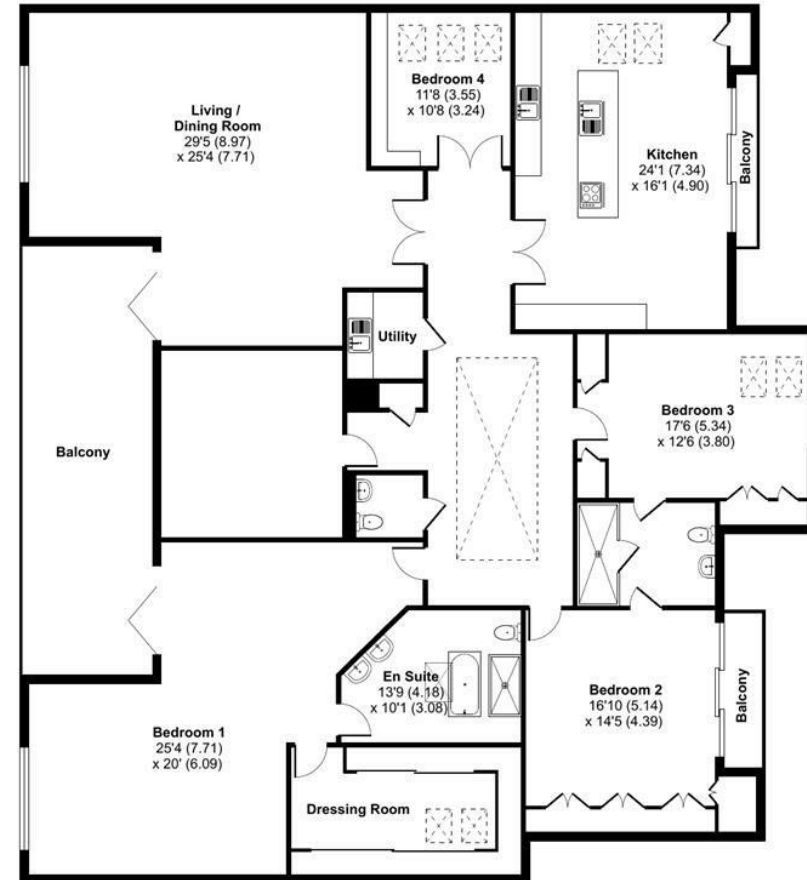
A gorgeous example of modern design and bespoke fixtures and fittings, creating wonderful space that most certainly turns heads! Secure underground parking, underfloor heating throughout, built in audio system are just a small example of what this magnificent apartment has to offer.

Benefits include PRIVATE TERRACE and UNDERGROUND PARKING FOR 2 CARS

The property is situated in a desirable location within easy reach of an excellent variety of shops, boutiques, coffee shops and restaurants, together with various transport links giving access around the City including Cockfosters Piccadilly Line tube station. Trent Park is also just a short walk away.

## Cockfosters Road, Cockfosters, Barnet, EN4

Approximate Area = 3166 sq ft / 294.1 sq m  
For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A	83	86
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	



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