



**Heddon Court, Cockfosters Road, Barnet, EN4 0DE**

***welcome to***

**Heddon Court, Cockfosters Road, Barnet**

A beautifully spacious first floor three-bedroom apartment, within this elegant characterful building, amongst Cockfosters superb shopping parades and within a short level walking distance of Cockfosters Underground Station (Piccadilly Line).

The particularly well presented accommodation must be viewed to be fully appreciated and just some of its many pleasing features include:-





### Spacious Entrance Hall

Access via front door from external walkway.  
Laminate floor, radiator, access to loft (the loft is boarded, insulated and has lighting).

### Lounge

15' 6" x 13' ( 4.72m x 3.96m )  
Laminate floor, two radiators, handsome cast iron fireplace with wooden mantel.

### Kitchen

8' 7" x 8' 1" ( 2.62m x 2.46m )  
Beautifully and comprehensively fitted in modern units, comprising base units with worktops, inset stainless steel sink unit, inset ceramic hob with fume extractor hood over, built-in oven, integrated fridge-freezer, dishwasher and washing machine, ceramic tiled floor, part tiled walls.

### Bedroom One

16' 8" x 11' ( 5.08m x 3.35m )  
Laminate floor, radiator.

### Bedroom Two

10' 5" x 6' 10" ( 3.17m x 2.08m )  
Laminate floor, radiator, double built-in wardrobe cupboard.

### Bedroom Three

10' x 7' 5" ( 3.05m x 2.26m )  
Laminate floor, radiator.

### Bathroom / WC

Panelled bath with separate shower control, shower screen, vanity wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor, fully tiled walls, heated towel rail.



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## **Heddon Court, Cockfosters Road, Barnet**

- Extremely Long Lease
- Sash Style Double Glazing (To Front)
- Three Bedrooms
- Own Front Door (No Communal Hallway)
- Spacious Attractive Lounge

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

**£412,500**



Please note  
the marker  
reflects the  
postcode  
not the  
actual  
property

Approximate Gross Internal Area 811 sq ft – 75 sq m



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Property Ref:  
ENF104651 - 0003

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