



**ALECO**  
ESTATE AGENTS

## Castlewood Road

Cockfosters, EN4 9DG

Asking price £385,000



# Welcome to Castlewood Road

Cockfosters, EN4 9DG

Welcome to this charming property located on Castlewood Road in the delightful area of Cockfosters. This lovely flat conversion boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office. The property features a well-maintained bathroom, ensuring your comfort and convenience.

Situated on the first floor, this maisonette offers a sense of privacy and tranquillity. One of the standout features of this property is the sole use of the rear garden, providing a lovely outdoor space to enjoy some fresh air or perhaps indulge in a spot of gardening.

Nestled in a quiet location, this property offers a peaceful retreat from the hustle and bustle of city life. Whether you are looking for a starter home, a place to downsize, or an investment opportunity, this flat conversion on Castlewood Road presents a wonderful option. Don't miss the chance to make this property your own and enjoy the comforts it has to offer in this sought-after area of Cockfosters.

Unexpired years lease: 85 Years lease

Service Charges: £600 per annum

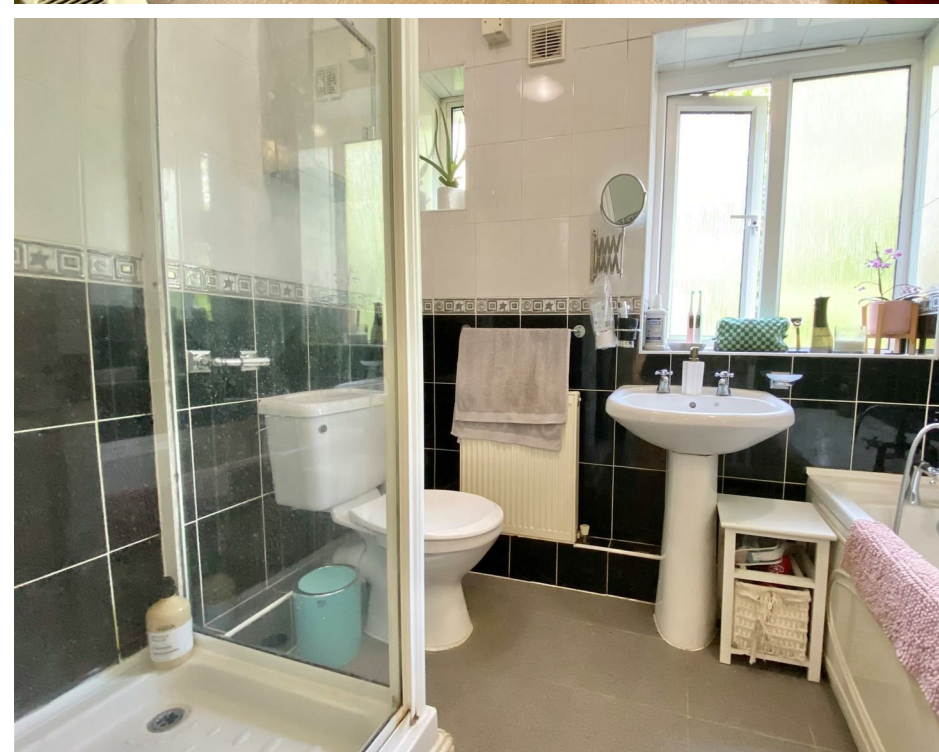
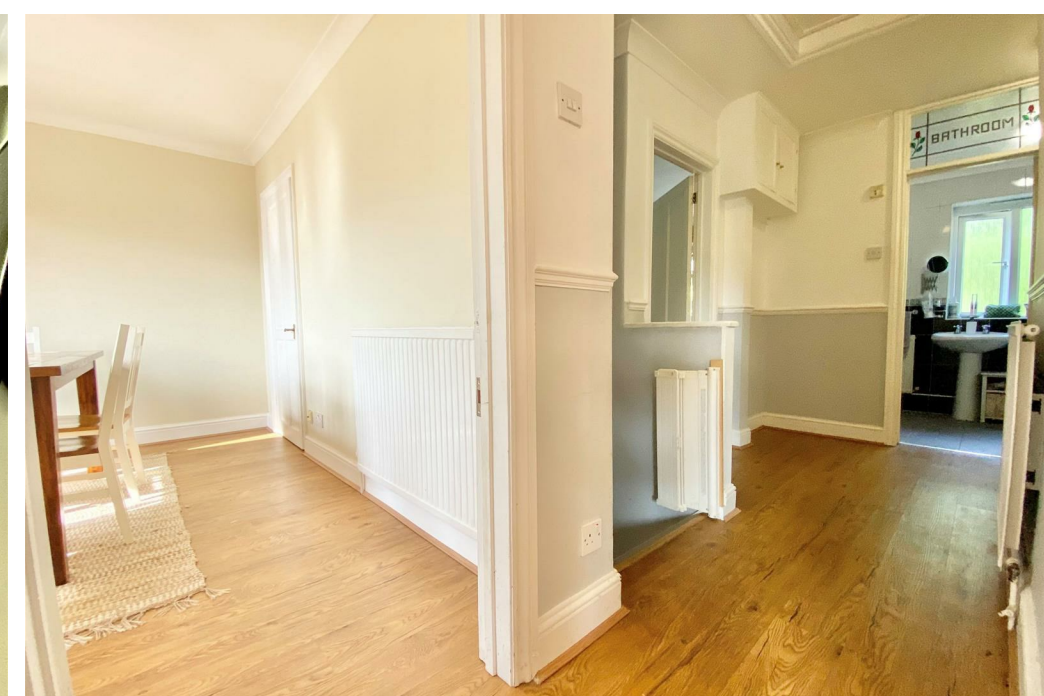
Ground Rent: £10 per annum

Level: First floor with sole use of rear garden

Council Tax Band: C





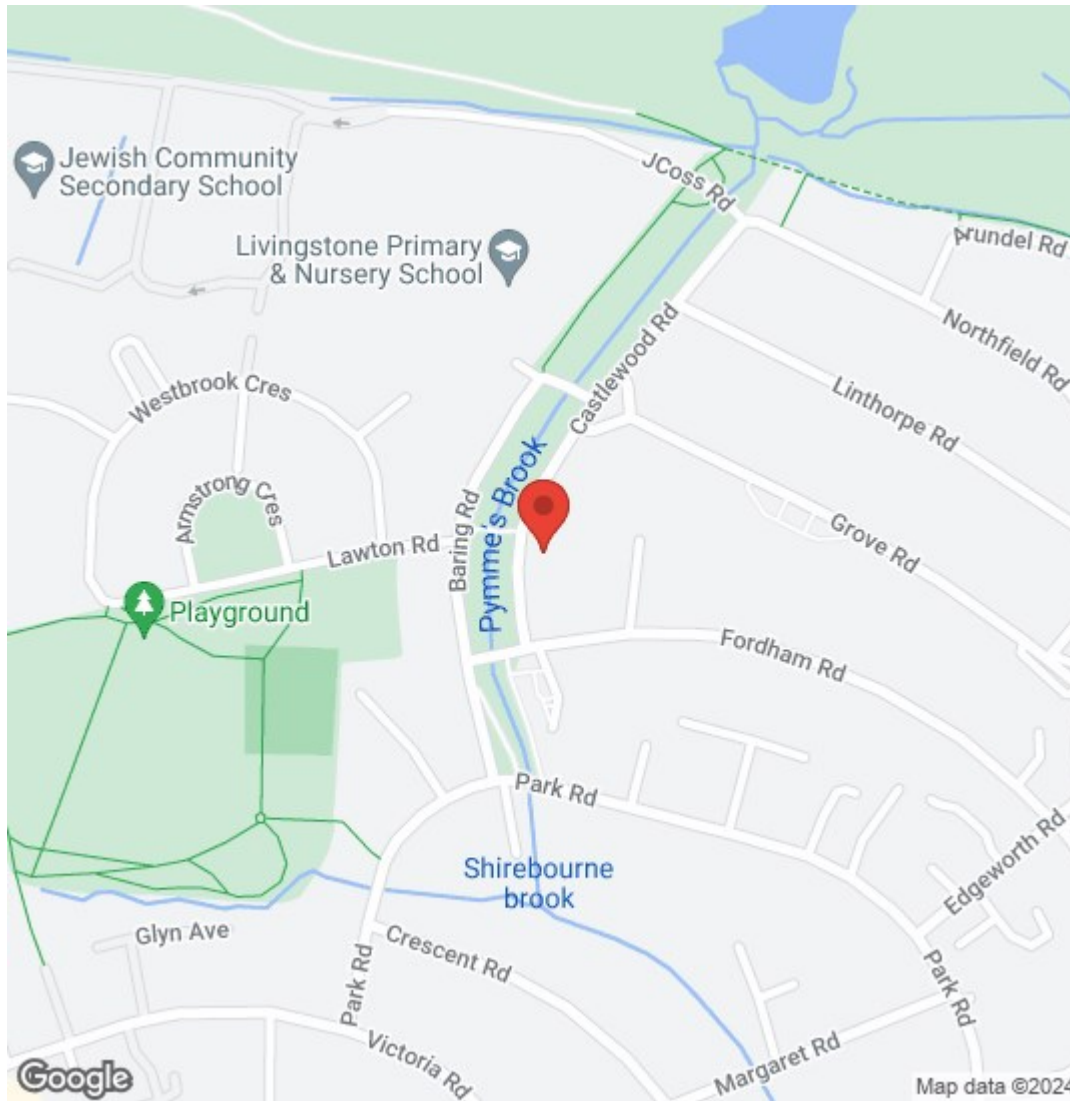




## Floor Plan



## Area Map

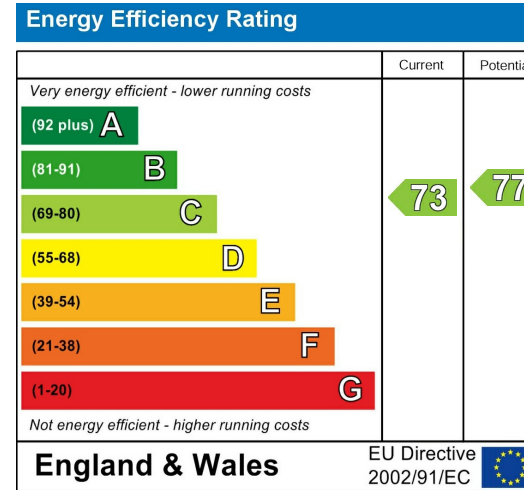


## Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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**Aleco Estate Agents**

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