Michael Wright Estate Agents

Tel. 020 8449 2255
Email. sales@michaelwright.co.uk
Web. www.michaelwright.co.uk
125 Cockfosters Road, Cockfosters, Barnet, Herts, EN4 0DA

116 COCKFOSTERS ROAD, COCKFOSTERS, EN4

We are pleased to offer this stunning, 1 bedroom, ground floor luxury apartment, at 425 square feet, in the heart of Cockfosters, available for rent within the exclusive new Equinox development. This particular property is due to be offered on an unfurnished basis.
This gated development of 141 one and two bedroom apartments offers a contemporary living and working space, that allows you to connect with a community of like-minded residents.
With high quality design-led finishes, perfectly formed spaces, handy communal areas and an enviable location, Equinox at One One Six Cockfosters blends comfort and convenience, providing a lifestyle that balances the bustle of Central London within a tranquil suburban location.
The excellent facilities include; Concierge, Gym, Communal Gardens, Roof Terrace & a work space where residents have access to free Wi-Fi for those working remotely.
Offering easy access to Cockfosters Tube Station (Piccadilly Line), excellent local schools for all ages, the amenities of Cockfosters Road including Supermarkets, Restaurants, Cafes & Shops, with the added benefit of being within walking distance of Trent Country Park for those long, relaxing walks in a beautiful countryside setting.

Images shown are renderings, so will not reflect finished units precisely. Some units are unfurnished and others may have different furnishings.

ACCOMMODATION

* SPECTACULAR GROUND FLOOR 1 BEDROOOM APARTMENT AVAILABLE FOR RENT * LUXURY, EXCLUSIVE DEVELOPMENT ON COCKFOSTERS ROAD * FITTED KITCHEN WITH A RANGE OF QUALITY APPLIANCES * CONCIERGE SERVICE * CO-WORKING SPACE * FITNESS SUITE * ROOF GARDEN *

PRICE: £1,750 PER MONTH PER MONTH

HALLWAY

White, smooth, single moulded panel door, with brushed chrome/satin nickel ironmongery. Amtico Spacia flooring. Freestanding washer dryer to hallway cupboard.

KITCHEN

Fully fitted German designed handleless kitchen units with soft close doors & drawers. LED lighting under wall units. Fitted oven & microwave, induction hob, quartz worktops and splashback behind hob. Integrated dishwasher & fridge freezer.

***please note, the specification advised is subject to change and is for the purpose of providing general guidance.**

LIVING ROOM 22'3 x 16'4 (6.78m x 4.98m)

A bright and inviting lounge with Amtico Spacia flooring, three large double glazed windows bringing in lots of natural light. Brushed chrome light fittings and spotlights to the ceiling. Open plan access to the kitchen & door leading to the hallway then into the bedroom.

BEDROOM 8'9 x 8'9 (2.67m x 2.67m)
Double glazed windows. Fully carpeted bedroom with full height wardrobe with smoky grey, mirrored sliding doors, including top shelf and hanging rail. Spotlights to the ceiling.

SHOWER ROOM 5'6 x 7'5 (1.68m x 2.26m)

Fully fitted luxury shower room with white sanitaryware. ROCA wall hung WC. ROCA 2 drawer vanity unit with basin and Hansgrohe black mixer tap. Black dual flush push plate, full width mirror above basin, black heated towel rail. Black Hansgrohe EcoSmart thermostatic shower mixer. Tiled flooring.

THE FITNESS SUITE

Every resident benefits from the on-site fitness suite. This fully equipped space allows you to have a healthier body, and a healthier mind too. *Please note, this photograph is for illustration purposes only.

ROOF GARDEN

For the residents of Equinox only, the sky terrace offers a tranquil, relaxing space with outstanding 360 degree views of London and Trent Country Park.

THE COURTYARD

This relaxing space is a central feature of the development. A place for you to stroll through and take in the well-designed landscaped garden, right on your doorstep.

CONCIERGE: PIC 1

The development will be serviced by a Concierge that is manned all hours, 7 days a week, who will be responsible for the smooth running of your new home. They will take parcel deliveries, order you a cab and have the ability to book you in to the residents' facilities on site.

CONCIERGE: PIC 2

APARTMENT SPECIFICATIONS

INTERNAL FINISHES

- White smooth single moulded panel door
- Brushed chrome/satin nickel ironmongery
- Amtico Spacia flooring to hallway, kitchen and living room
- Carpet to bedrooms
- White painted woodwork with soft muslin painted walls
- Full height wardrobe with smokey grey mirrored sliding doors with top shelf and hanging rail to bedroom 1

KITCHEN / LIVING ROOM

- Fully fitted German designed handleless kitchen units with soft close doors and drawers
- 1.1/2 stainless steel bowl (undermounted) with black mixer tap
- LED lighting under wall units
- Integrated oven and microwave combination or integrated oven and wall mounted microwave (layout dependent)*
- Induction hob and cooker hood
- Quartz worktop with upstand
- Quartz splashback behind hob
- Integrated dishwasher*
- Integrated fridge freezer*
- Freestanding washer dryer to hallway cupboard (layout dependent)*

BATHROOMS / ENSUITES

- Fully fitted bathrooms with white sanitaryware
- ROCA wall hung rimless WC (layout dependent)
- ROCA 2 drawer vanity unit with basin and Hansgrohe black mixer tap
- Black dual flush push plate
- Full width mirror above basin
- Black heated towel rail to bathroom and ensuite
- Shower tray with black frame glazed screen (layout dependent)
- Black Hansgrohe EcoSmart thermostatic shower mixer
- Half height ceramic wall tiles with full height to shower/bath area
- Tiled flooring

ELECTRICS & LIGHTING

- Sky stream via wifi
- Media plate to living room
- LED energy light fittings throughout
- Secondary light switch adjacent to bed in double bedroom
- USB charging points to sockets either side of bed in bedroom 1
- Sockets and switches in brushed chrome with black inserts
- Fibre broadband to premises
- Downlights to all rooms

SECURITY & SAFETY

- Mains-fed smoke detector and sprinklers
- 10 year structural warranty provided by Build Zone
- Security locks to ground floor windows and doors
- Video entry phone
- Access to blocks via fob

GENERAL AREAS

- Electric underfloor heating
- Storage cupboard to hallway (layout dependent)

COMMUNAL AREAS — GROUND FLOOR

- Tiles to main entrance lobby area, carpet to staircase and upper floors
- Brushed chrome door furniture
- Brushed stainless steel signage with black lettering
- Glass balustrade with chrome handrail
- Wifi and lighting to Roof Terraces

* Siemens appliances to Lunar, Umbra and Solis/Bosch appliances to Equinox.
Please note that the specification advised is subject to change and has been prepared solely for the purpose of providing general guidance.

APARTMENT 24

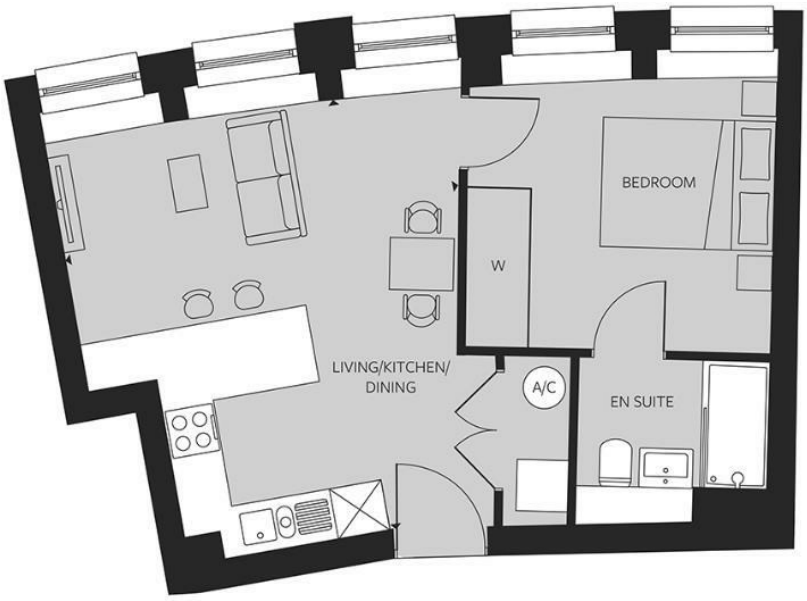
EQUINOX
1 BEDROOM — TYPE 24A
FIRST FLOOR
RESERVED

Add to Collection

DIMS	M / FT
Living / Kitchen / Dining	14'1" x 16'7"
Bedroom	9'2" x 10'2"
En Suite	7'2" x 4'9"
Total Area	425 sq ft

START COMPARE

FLOOR PLAN
INTERIORS
VIEWS
SPECIFICATION



All areas and layouts have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Column location and depth may vary. Purchasers must therefore rely on their own inspection to verify any information provided. Allow +/- tolerance on dimensions.

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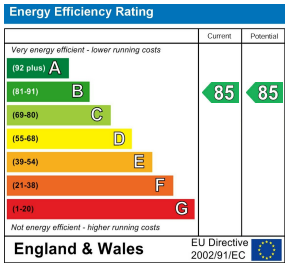

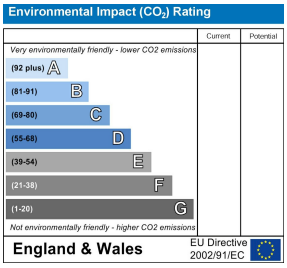

NAEA National Association of Estate Agents

PRS Property Redress Scheme

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.

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