

ASKING PRICE

£350,000

East Close

Enfield, EN4 0AU

## PROPERTY SUMMARY

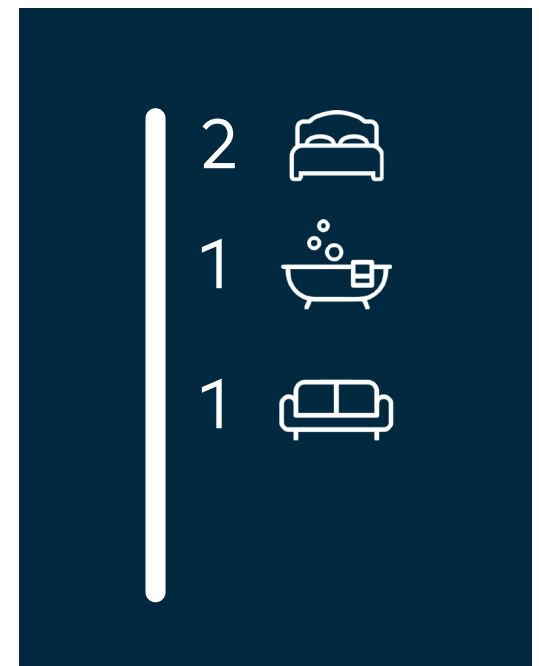
Nestled in the charming area of East Close, Barnet, this delightful two-bedroom house offers a perfect blend of modern living and convenience. Spanning 646 square feet, the property features a welcoming reception room that provides an ideal space for relaxation and entertaining. The well-appointed kitchen and dining area are perfect for family meals or hosting friends.

The two bedrooms are generously sized, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, ensuring comfort and functionality. One of the standout features of this property is the rear private garden, a tranquil outdoor space perfect for enjoying sunny days or hosting summer barbecues.

This house comes with a brand new 125-year lease, ensuring peace of mind for years to come. With low service charges and a peppercorn ground rent, it presents an attractive option for both first-time buyers and those looking to downsize.

Conveniently located just 0.1 miles from Cockfosters Station, commuting to central London is a breeze, making it an ideal choice for professionals. Additionally, the property falls within the catchment area of outstanding schools, making it a fantastic option for families seeking quality education for their children.

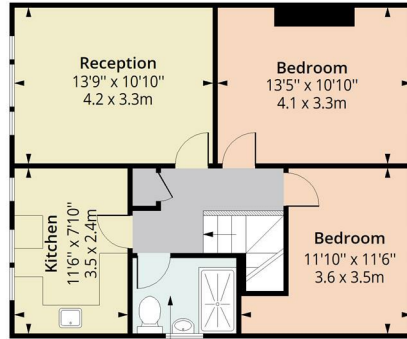
In summary, this charming house in East Close, Barnet, offers a wonderful opportunity for comfortable living in a sought-after location. With its modern amenities, private garden, and excellent transport links, it is a property not to be missed.





## East Close EN4

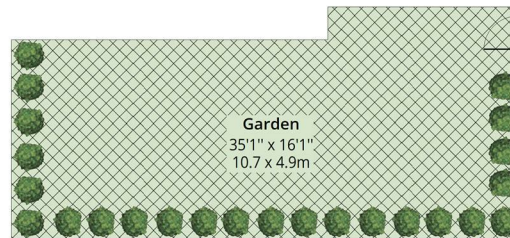
Approx. Gross Internal Area 637 Sq Ft - 59.18 Sq M



6'11" x 5'3"  
2.1 x 1.6m

### First Floor

Floor Area 624 Sq Ft - 57.97 Sq M



### Ground Floor

Floor Area 13 Sq Ft - 1.21 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaaplus.com

Date: 8/7/2026

## LOCAL AUTHORITY

## TENURE

Leasehold

## EPC RATING

C

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**Christopher Mark**  
ESTATE AGENTS

### OFFICE ADDRESS

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### OFFICE DETAILS

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