Michael Wright Estate Agents

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COCKFOSTERS ROAD, COCKFOSTERS, EN4

We are pleased to offer you this stunning second floor, 3 bedroom apartment, situated in the heart of Cockfosters, benefitting from spacious living accommodation, conveniently located for the local shops, restaurants and amenities, including the Cockfosters Underground Tube Station (Piccadilly Line) & excellent local schools.

The property boasts high ceilings, a bright and well-sized reception room, a large master bedroom and a further two well-proportioned bedrooms (one set up as a walk-in wardrobe & another as a dining room), plus a well-fitted, luxury kitchen with stone worktops & integrated appliances and luxuriously styled shower-room. Benefiting from a LONG LEASE (approx. 944 years) the property would be ideal for an investor or a family.

VIEWING IS HIGHLY RECOMMENDED TO TRULY APPRECIATE THIS STUNNING FLAT.



ACCOMMODATION

* 3 BEDROOM FLAT WITH LONG LEASE (944 YEARS REMAINING) * ENTRANCE HALL WITH ACCESS TO LARGE LOFT SPACE * SPACIOUS, BRIGHT RECEPTION ROOM WITH HIGH CEILINGS * 3 BEDROOMS * LUXURY, FULLY FITTED KITCHEN WITH STONE WORKTOPS & INTEGRATED APPLIANCES * MODERN LUXURIOUS BATHROOM * GAS CENTRAL HEATING * DOUBLE GLAZED SASH WINDOWS * HIGH CEILINGS * ENGINEERED WOOD FLOORING*

* SERVICES: GAS CENTRAL HEATING *
* FEATURES: DOUBLE GLAZING *

PRICE: £410,000 LEASEHOLD

ENTRANCE HALL

Accessed from the partially glazed own front door & stairs. Neutrally decorated, engineered wood flooring & spotlights to the ceiling. Entry-phone system.



RECEPTION 15'1 x 13'8 (4.60m x 4.17m)

Double glazed sash windows to the front, with chrome designer radiator beneath. Engineered wood flooring & spotlights to the ceiling.



RECEPTION (pic 2)



KITCHEN 10'11 x 7'11 (3.33m x 2.41m)
Double glazed window to the rear. Stone worktops, upstands & splashback. Gas hob with concealed extractor above, double oven, integrated dishwasher & fridge freezer. Undercounter stainless steel 1.5 bowl sink. White handleless wall & base units.



BEDROOM 1 14'11 x 10'11 (4.55m x 3.33m)
Double glazed window to the rear with chrome designer radiator beneath. Carpeted, with spotlights to the ceiling.



BEDROOM 1 (pic 2)



BEDROOM 2 / WALK-IN WARDROBE 8'9 x 8'7 (2.67m x 2.62m)



BEDROOM 3 / DINING ROOM 8'11 x 7'2 (2.72m x 2.18m)
Double glazed sash window to the front with chrome designer radiator beneath. Engineered wood flooring & pendant lighting to the ceiling.



SHOWER ROOM
Double glazed frosted window to the side. Fully tiled, with walk-in shower, wall hung WC with hidden cistern, counter-top wash hand basin with vanity unit beneath & mirror above.

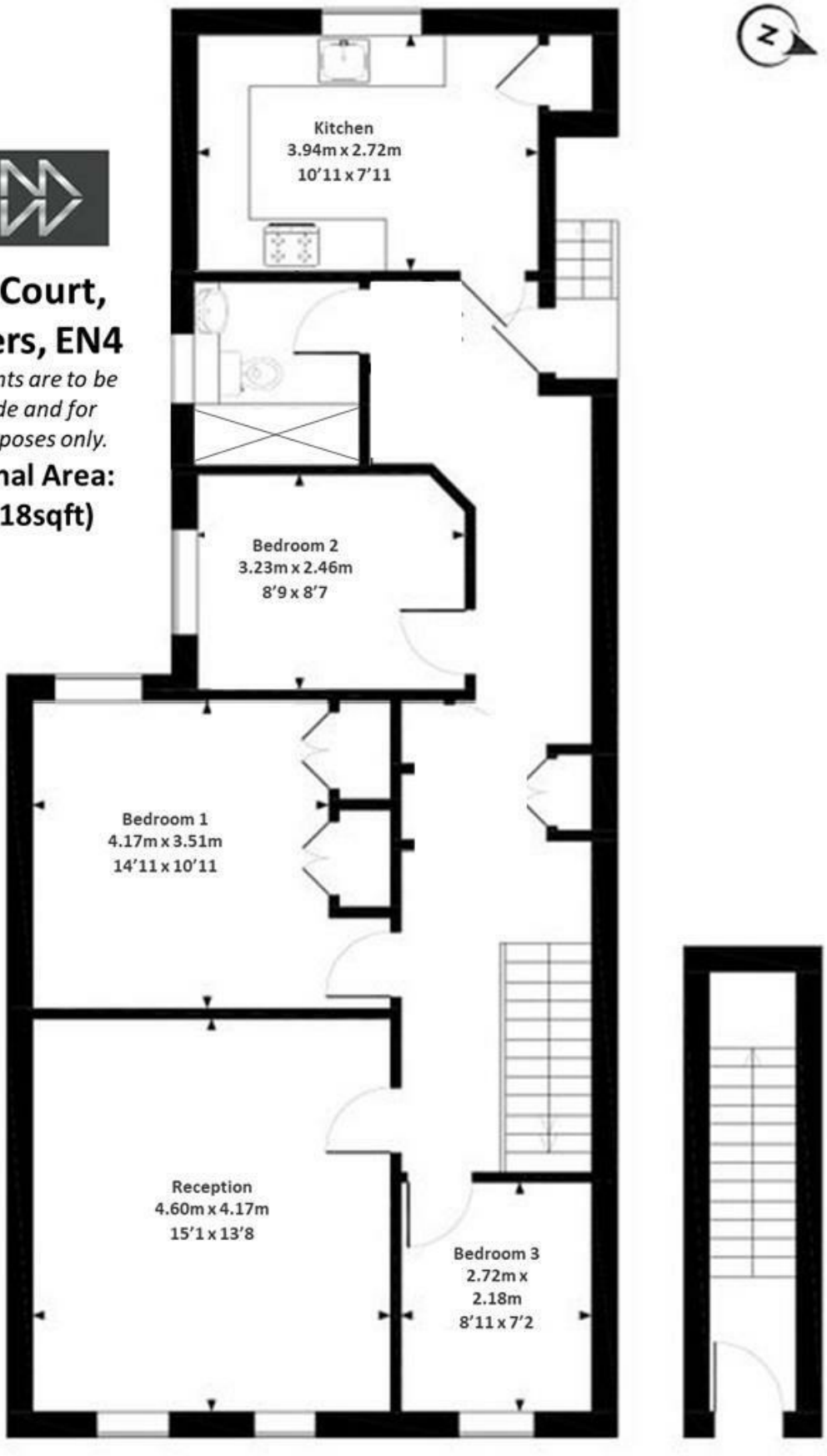


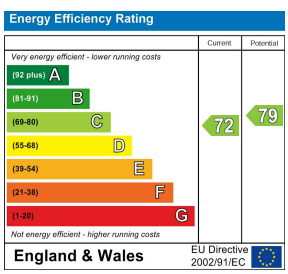
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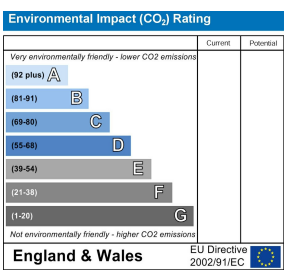
Heddon Court, Cockfosters, EN4

All measurements are to be used as a guide and for illustrative purposes only.

Total Internal Area: 76sqm (818sqft)







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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