



116 COCKFOSTERS ROAD, COCKFOSTERS, EN4

We are pleased to offer this stunning, furnished, 1 bedroom, ground floor luxury apartment, at 438 square feet, in the heart of Cockfosters, available for rent within the exclusive new Equinox development. 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 Big Screen Roof Terrace 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.

Some images shown are renderings, and may not reflect finished units precisely.



ACCOMMODATION

*** SPECTACULAR GROUND FLOOR 1 BEDROOM APARTMENT AVAILABLE FOR RENT * LUXURY, EXCLUSIVE DEVELOPMENT ON COCKFOSTERS ROAD * FITTED KITCHEN WITH A RANGE OF QUALITY APPLIANCES * CONCIERGE SERVICE * ON SITE GYM * ROOF GARDENS * ZONED UNDERFLOOR HEATING ***

PRICE: £1,750 PER MONTH PER MONTH

CONCIERGE (PIC 2)



KITCHEN AREA

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. Washer / Dryer located in the storage cupboard.



LIVING AREA 19" x 10'5" (5.79m x 3.18m)

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 bedroom.



BEDROOM 10'5" x 9'6" (3.18 x 2.9)

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 10'5" x 3'10" (3.18 x 1.18)

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.



ON SITE GYM

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.



ROOFTOP 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.



BIG SCREEN ROOF TERRACE



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





APARTMENT 7

EQUINOX
1 BEDROOM — TYPE 07
GROUND FLOOR
RESERVED



Add to Collection

DIMS	M / FT
Living / Kitchen / Dining	19'0" x 10'5"
Bedroom	9'5" x 10'5"
En Suite	3'9" x 10'5"
Total Area	438 sq ft

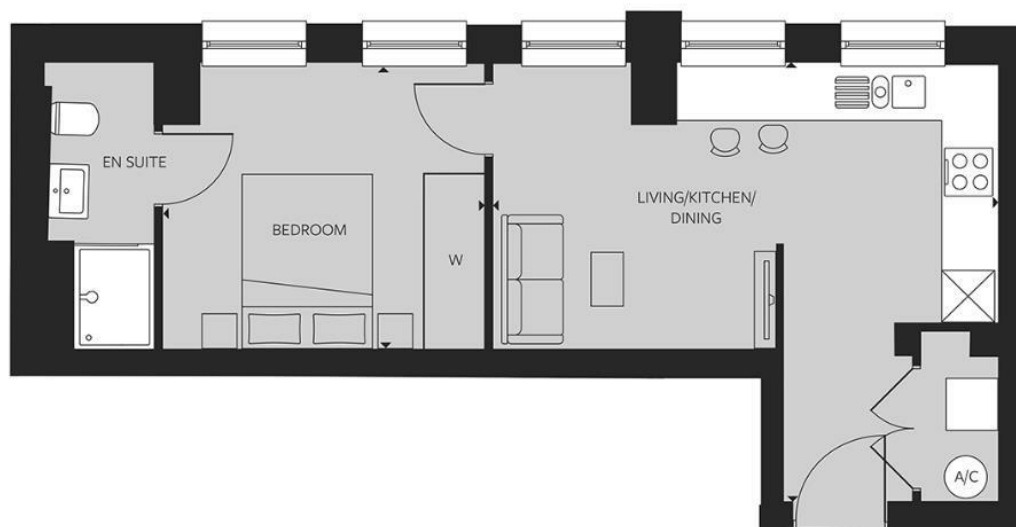
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FLOOR PLAN

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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.