
Christopher Mark
ESTATE AGENTS
ASKING PRICE
£360,000
East Close
Barnet, EN4 0AU

PROPERTY SUMMARY

Situated in the highly sought-after area of Cockfosters, this well-presented two-bedroom ground floor flat offers spacious accommodation, a private rear garden and an excellent location just moments from Cockfosters Underground Station.

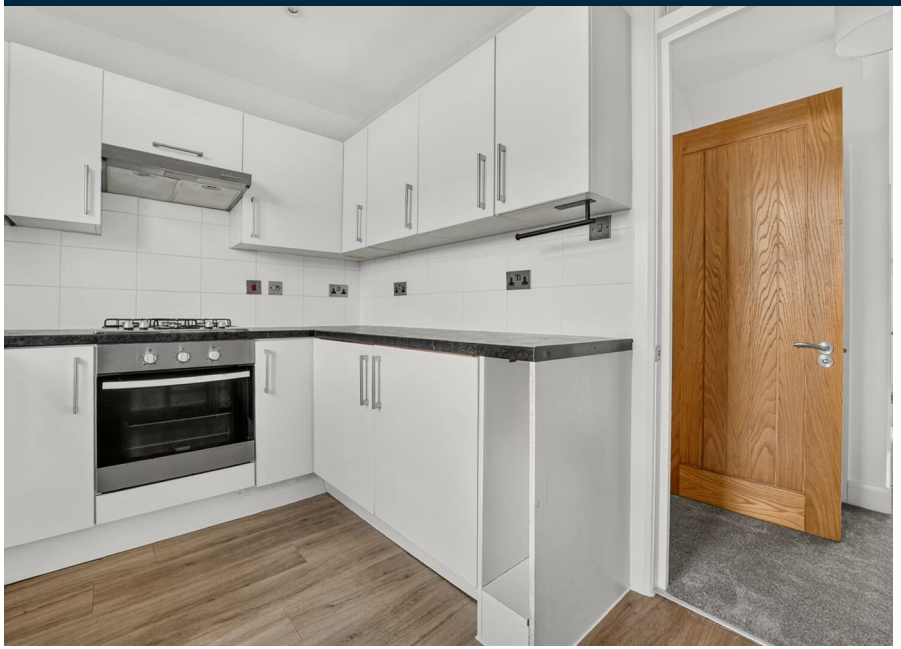
Extending to approximately 650 sq ft, the property comprises two well-proportioned bedrooms, a spacious reception room providing an ideal space for both relaxing and entertaining, a fitted kitchen and a modern bathroom.

A particular highlight is the private rear garden, offering valuable outdoor space for residents to enjoy.

The property further benefits from a brand new 250-year lease, peppercorn ground rent and low service charges, making it an attractive proposition for both first-time buyers and investors alike.

Ideally positioned just approximately 0.1 miles from Cockfosters Underground Station, the property provides convenient access into Central London, while a variety of local shops, restaurants, green spaces and highly regarded schools are all within easy reach.

An excellent opportunity to acquire a two-bedroom ground floor home in a prime Cockfosters location. Early viewing is highly recommended.







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East Close EN4

Approx. Gross Internal Area 649 Sq Ft - 60.29 Sq M



Ground Floor

Floor Area 649 Sq Ft - 60.29 Sq M

Certified Property Measurer

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.

lpaplus.com

Date: 30/10/2026

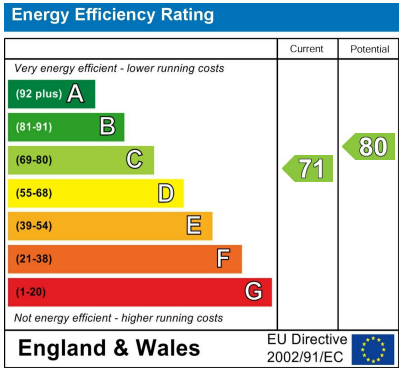
LOCAL AUTHORITY

TENURE
Leasehold

EPC RATING
C

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



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.

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