

ASKING PRICE

£335,000

East Close

Barnet, EN4 0AU

PROPERTY SUMMARY

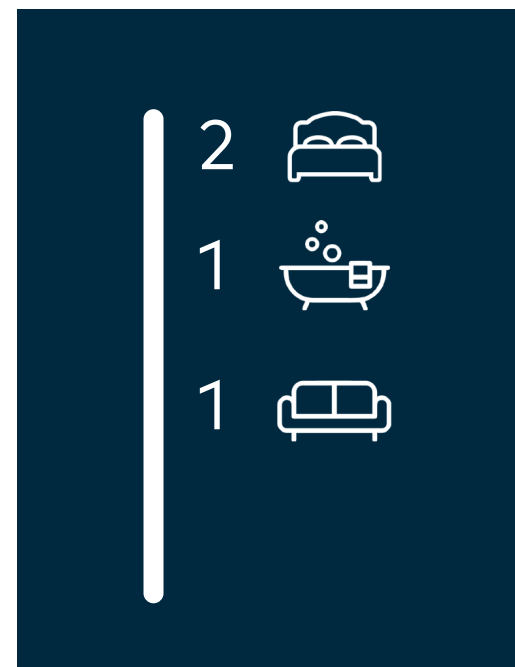
Nestled in the charming area of Cockfosters, this delightful flat on East Close offers a perfect blend of comfort and convenience. Spanning an impressive 614 square feet, this spacious two-bedroom property is ideal for those seeking a modern living experience in a well-established neighbourhood.

Built in 1940, the flat has been thoughtfully maintained and features a generous reception room that provides ample space for relaxation and entertaining. The large bathroom is designed for both functionality and comfort, ensuring that your daily routines are a pleasure.

One of the standout features of this property is the brand new 250-year lease, which offers peace of mind for future ownership. With low service charges and a peppercorn ground rent, this flat presents an attractive opportunity for both first-time buyers and investors alike.

Location is key, and this property does not disappoint. Just a mere 0.1 miles from Cockfosters Station, commuting to central London is both quick and easy. Additionally, the flat is situated within the catchment area of outstanding schools, making it an excellent choice for families.

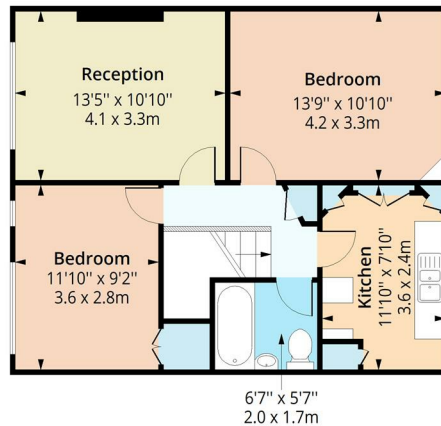
In summary, this large two-bedroom flat in Cockfosters is a rare find, combining spacious living with a prime location. Whether you are looking to settle down or invest, this property is sure to meet your needs. Do not miss the chance to make this lovely flat your new home.





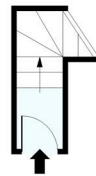
East Close EN4

Approx. Gross Internal Area 663 Sq Ft - 61.59 Sq M



First Floor

Floor Area 633 Sq Ft - 58.81 Sq M



Ground Floor Entrance

Floor Area 30 Sq Ft - 2.79 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: 5/9/2026

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	72	77
(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

25 Heddon Court Parade
London
EN4 0DB

OFFICE DETAILS

02033 690989
Hello@christophermark.co.uk