



EBONY CRESCENT, COCKFOSTERS, EN4

WE ARE PLEASED TO OFFER FOR SALE THIS BRIGHT & SPACIOUS APARTMENT OFFERING WELL PROPORTIONED ACCOMMODATION, INCLUDING AN OPEN PLAN - 28ft KITCHEN & LIVING / DINING ROOM, LEADING TO A PRIVATE BALCONY. DOUBLE BEDROOM WITH FITTED WARDROBES, PLUS A FULLY TILED & FITTED BATHROOM AND BENEFITTING FROM A LIFT SERVICING ALL FLOORS. THERE ARE ALSO COMMUNAL GARDENS, VIDEO ENTRYPHONE SYSTEMS & PARKING OPTIONS.

Situated in the Popular Bollingbroke Development and Within Walking Distance of Cockfosters for Picc. Line Tube Station, Shops, Restaurants and Good Schools, Whilst Buses are only 2 Minutes' Away.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL * OWN ENTRANCE HALL * 28FT OPEN PLAN LUXURY FITTED KITCHEN & RECEPTION ROOM * BALCONY * DOUBLE BEDROOM WITH FITTED WARDROBES * LUXURY BATHROOM * COMMUNAL GARDENS *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, VIDEO ENTRYPHONE SYSTEM, LIFT, BALCONY *

PRICE: £290,000 LEASEHOLD - 115YRS

ENTRANCE HALL

Neutrally decorated Entrance Hall with Video Entryphone System, Oak Effect Flooring and Large Storage Cupboard Incorporating the Heating System & Plumbing for Washing Machine.



LIVING / DINING ROOM 27'9 x 11'6 (8.46m x 3.51m)

Large Living Room, Open-Plan to the Fitted Luxury Kitchen, with Neutral Decor, Oak Effect Flooring, Large Floor to Ceiling Window Overlooking the Communal Gardens and a Door out to the PRIVATE BALCONY.



LIVING / DINING ROOM (pic 2)
Futher Aspect Also Showing the Luxury Fitted Kitchen and Door to Hallway.



FITTED KITCHEN

The Kitchen is Open-Plan to the Living Room and there is Enough Space for a Dining Table. Ample Handle-less Floor & Wall Units with Laminate Worktops. Integrated Appliances, including Eye Level Double Oven, Induction Hob with Extractor Over, Dishwasher & Fridge/Freezer.



BEDROOM 14'11 x 12'7 (4.55m x 3.84m)

Good Sized Bedroom with Glazed Sliding Door Fitted Wardrobes, Radiator, Double Glazed Window Overlooking Balcony, Side of Building & Communal Gardens.



BEDROOM (pic 2)

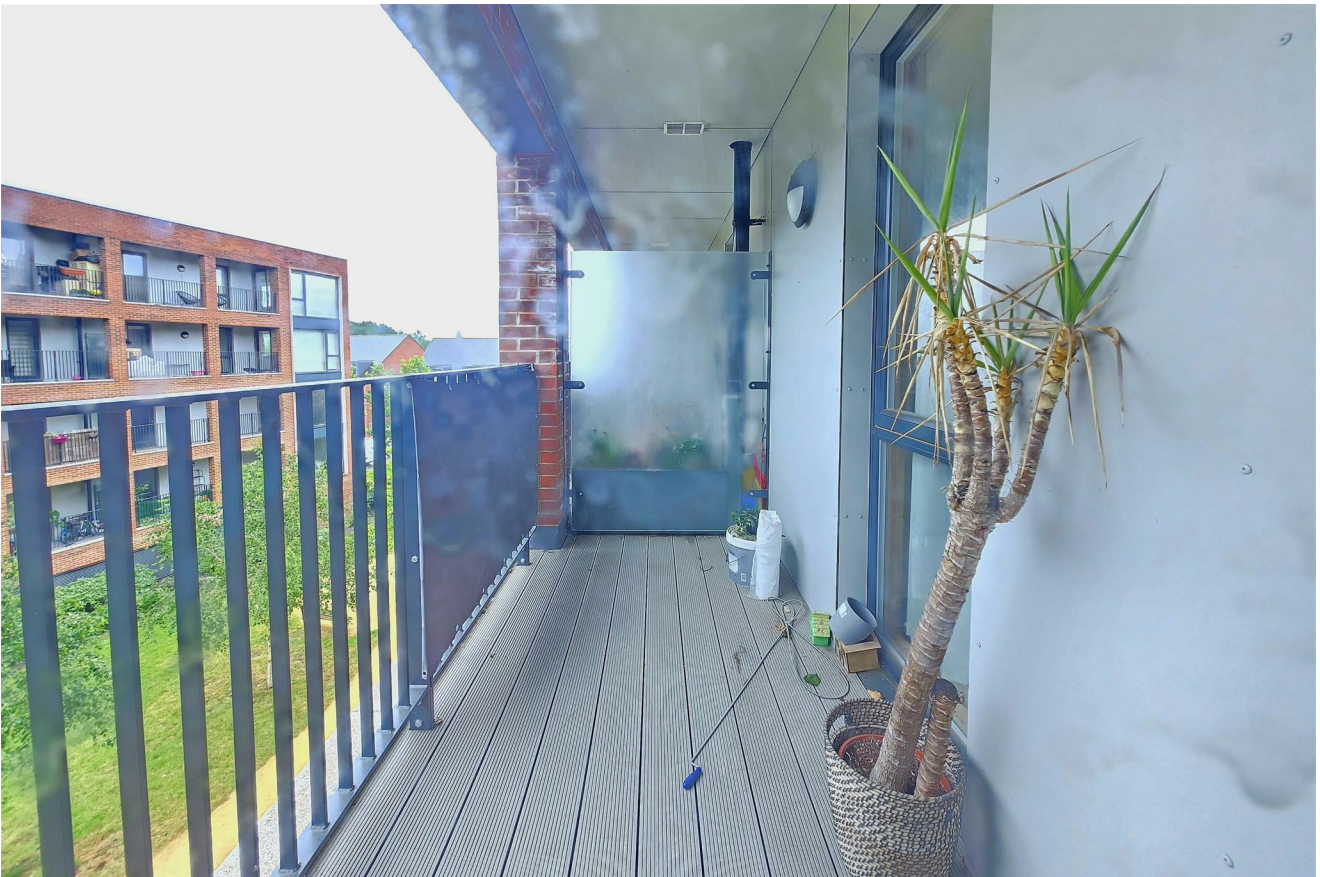


BATHROOM

Panelled Bath with Mixer Taps & Shower, Semi Built in Wash Hand Basin with Mixer Taps, Built in Low Flush WC. Chrome Heated Towel Rail. Large Mirror.



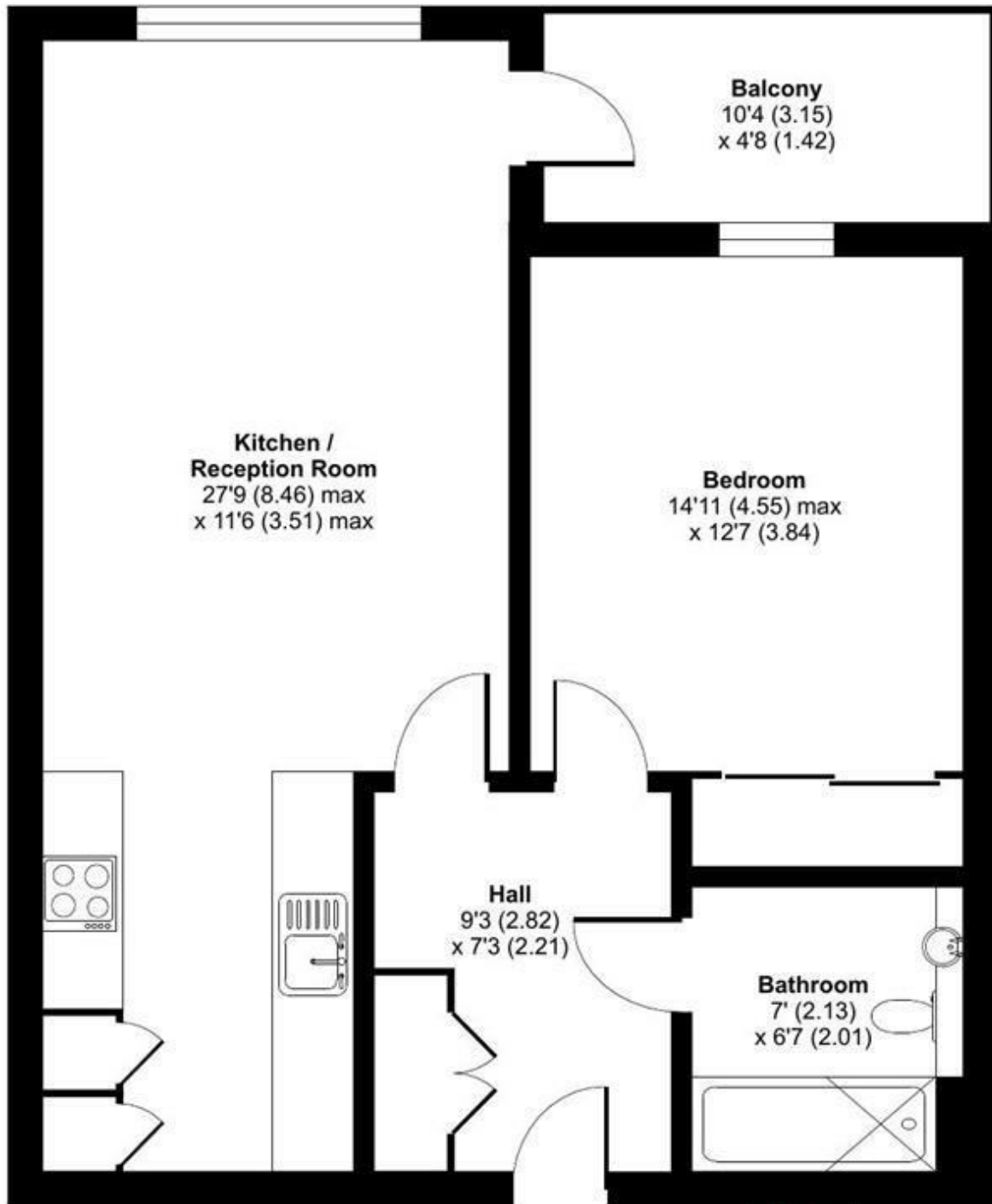
COVERED BALCONY 10'4 x 4'8 (3.15m x 1.42m)
With Decking & Wrought Iron Balustrades.



Ottoman Court, Ebony Crescent, EN4

Total Internal Area: 571 sqft (53 sqm)

All measurements are approximate and are for illustrative purposes only.



THIRD FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 91 | 91 |
| (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 | |

| 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 | |



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.