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OLIVIA COURT, EBONY CRESCENT, COCKFOSTERS, EN4

CHAIN FREE. Welcome to Olivia Court, a stunning property located in a popular development in Cockfosters, EN4. This nearly new first-floor luxury flat boasts elegance and luxury throughout.
Upon entering, you are greeted by a spacious reception room adorned with shutters, creating a cosy and inviting atmosphere. The room extends to a long south-facing balcony with leafy outlook, perfect for enjoying a morning coffee or hosting evening gatherings.
The property features three double bedrooms, each offering comfort and style. The master bedroom comes with the added luxury of an en-suite bathroom and a dressing area, providing a private sanctuary within this beautiful flat.
The luxury fitted kitchen is a highlight of this home, equipped with integrated appliances and a large quartz breakfast bar, ideal for culinary enthusiasts and those who enjoy hosting dinner parties.
With two luxurious bathrooms in the property, convenience and comfort are at the forefront. The communal gardens offer a peaceful retreat from the hustle and bustle of city life, providing a serene environment for residents to relax and unwind. All of Cockfosters Local Amenities & Piccadilly Line Tube are within walking distance.
Don't miss the opportunity to make this exquisite flat your new home. Contact us today to arrange a viewing and experience the charm of Olivia Court for yourself.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL * OWN ENTRANCE HALL * SPACIOUS RECEPTION ROOM LEADING TO A LONG BALCONY WITH LEAFY OUTLOOK * OPEN PLAN LUXURY FITTED KITCHEN/DINER * 3 DOUBLE BEDROOMS * 2 BATHROOMS - 1 EN SUITE * ATTRACTIVE ENTRANCE HALL * COMMUNAL GARDENS *
* SERVICES: CENTRAL HEATING * FEATURES: DOUBLE GLAZING * ENTRY PHONE SYSTEM * LIFT TO ALL FLOORS *

PRICE: £550,000 LEASEHOLD

ENTRANCE HALL:
Attractive Entrance Hall, Solid Front Door with Peep Hole. 2 Large Storage Cupboards, Also with Plumbing for Washing Machine, Wood Flooring. Access to All Rooms.



RECEPTION ROOM: 22'2 x 11'6 (6.76m x 3.51m)
Very Large Full Height Window to Front with Leafy Outlook, Shutters, Double Glazed Door to Long South Facing Balcony, Wood Flooring.



LONG BALCONY: PIC. 1 32'8 x 4'6 (9.96m x 1.37m)
Sunny Aspect and Leafy Outlook. Not Overlooked.



LONG BALCONY: PIC. 2



LUXURY KITCHEN/DINER: PIC. 1 16'6 x 9'6 (5.03m x 2.90m)
Well Fitted with Ample Floor & Wall Units, Inset Sink with Mixer Taps, AEG Induction Hob with Extractor Over, AEG Double Built in Oven with Microwave Above. Recently Fitted Quartz Breakfast Bar with Extra Display Cabinet, Built Under Cupboards & Fridge. Space for American Fridge/Freezer.



LUXURY KITCHEN/DINER: PIC. 2
Different Aspect of Luxury Fitted Kitchen/Diner.



BEDROM 1: 22'1 x 9'9 (6.73m x 2.97m)
Double Glazed Door to Balcony, Fitted Wardrobes, Recessed Area Suitable for Study, 2 x Double Radiators, Cornicing. Door to En Suite Shower Room.



LUXURY SHOWER EN SUITE:



BEDROOM 2: 11'7 x 11'1 (3.53m x 3.38m)
This Room is Next to the Reception Room and is Currently Used as a Dining Room, but is a Double Bedroom. Double Glazed Window Overlooking Balcony, Cornicing, Double Radiator.



BEDROOM 3: 11'4 x 11'4 (3.45m x 3.45m)
Also a Double Bedroom with Double Radiator, Cornicing, Double Glazed Window Overlooking Balcony & Outlook to Front.



MAIN BATHROOM:

Modern Bathroom Suite. Fully Tiled Walls Incorporating a Large Mirror. Chrome Heated Towel Rail. Bidet Spray.



EXTERIOR SIDE VIEW:



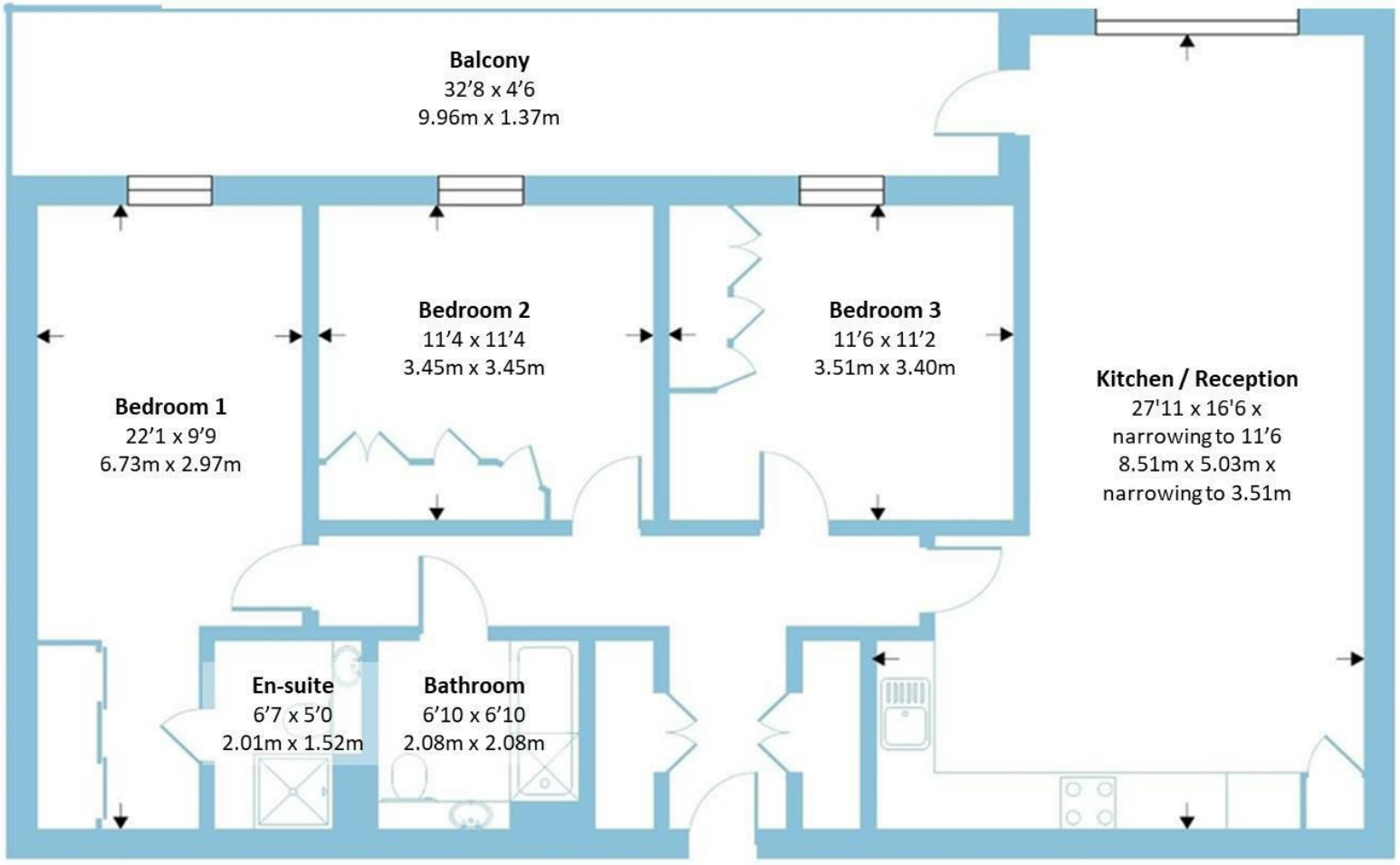
ATTRACTIVE LEAFY VIEW TO FRONT:



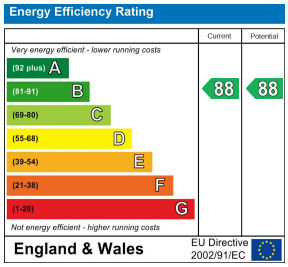
Olivia Court, Ebony Crescent, Barnet EN4

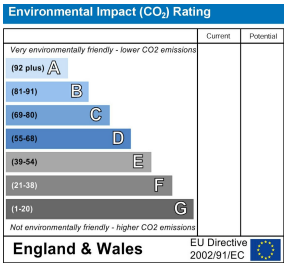
Approximate area: 1054sqft (98sqm)

All measurements are approximate and are for illustrative purposes only



FIRST FLOOR





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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