



**Cockfosters Road, Barnet, EN4**

**Asking Price: £275,000**

*Leasehold*

## Cockfosters Road, Barnet, EN4

A stylish well-presented one bedroom second floor flat. Ideally located close to Cockfosters High Street and excellent transport links, it presents a fantastic opportunity for first-time buyers or investors alike.

Accommodation features double glazing and gas central heating. Accessed with own entrance to rear comprising, entrance hall with built in storage cupboards, reception room with wood flooring, fitted kitchen, bedroom and modern three piece fitted bathroom.

Conveniently situated near Cockfosters High Street, the flat offers easy access to a variety of shops, cafes, and local amenities. It's also within the catchment area of several highly regarded schools, including JCOSS, Trent CofE Primary, Livingstone, and East Barnet School.

Excellent transport connections include Cockfosters Underground Station (Piccadilly Line) and New Barnet National Rail Station, with fast services to King's Cross and Moorgate.

- **SECOND FLOOR FLAT**
- **CHAIN FREE**
- **ONE BEDROOM**
- **OWN ENTRANCE**
- **RECEPTION ROOM**
- **FITTED KITCHEN**
- **THREE PIECE BATHROOM**
- **944 YEAR LEASE TERM**
- **£25.00 GROUND RENT**
- **CLOSE TO COCKFOSTERS TUBE**

### 29A Heddon Court

Approximate Gross Internal Area = 36.3 sq m / 391 sq ft

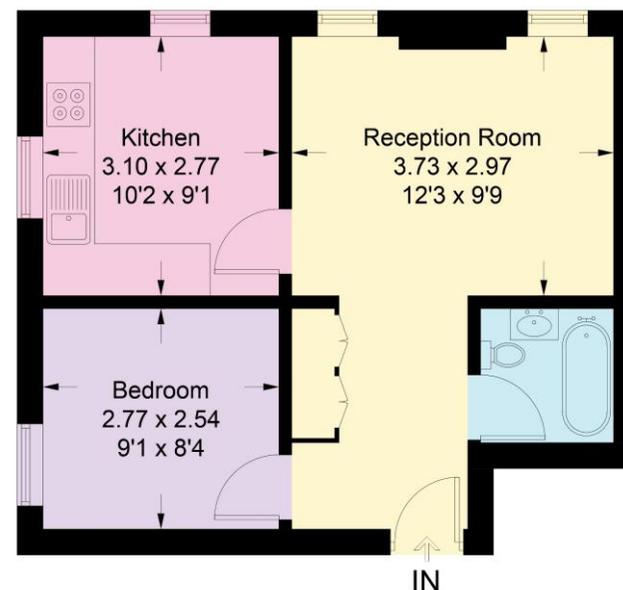


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263430)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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**Reference: BRN250407**