



**Cockfosters Road, Barnet, EN4**

**Asking Price: £375,000**

*Leasehold*

# Cockfosters Road, Barnet, EN4

This chain-free, top-floor flat offers 764 sq ft of well-proportioned living space and comes with the added benefit of a long 944-year lease. Ideally positioned close to Cockfosters High Street, it enjoys excellent access to local amenities and transport links.

Accessed via secure dated entrance and stairs to flat the property features a light and spacious front aspect reception room, separate fitted kitchen, two bedrooms and three piece bathroom. An exit door to rear provides an additional entry or exit point when required leading to communal land where parking can be found on a first come first serve basis.

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 (TOP) FLOOR FLAT**
- **TWO BEDROOMS**
- **SPACIOUS RECEPTION ROOM**
- **FITTED KITCHEN**
- **THREE PIECE BATHROOM**
- **MOMENTS FROM TUBE**
- **CHAIN FREE**
- **944 LEASE TERM**



GROSS INTERNAL AREA: 764 SQ. FT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions rely on them.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

**Reference: BRN260074**