



Cockfosters Road, Cockfosters, EN4 0JS  
Guide price £1,250,000



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A fantastic opportunity to acquire this gorgeous 3 bedroom ground floor apartment set within a gated development and the benefit of a large private garden.

The apartment boasts a stunning reception room, 3 beautiful bedrooms with 2 en suites and underground parking for 2 cars. Further benefits include a concierge service.

The property is situated in a desirable location with a wide variety of amenities nearby while a range of transport links are also close by for access around the City including Cockfosters underground Station which is on the Northern Line.

Please contact the sellers sole agent Real Estates on 020 8445 3132 for any further information or to arrange a viewing.

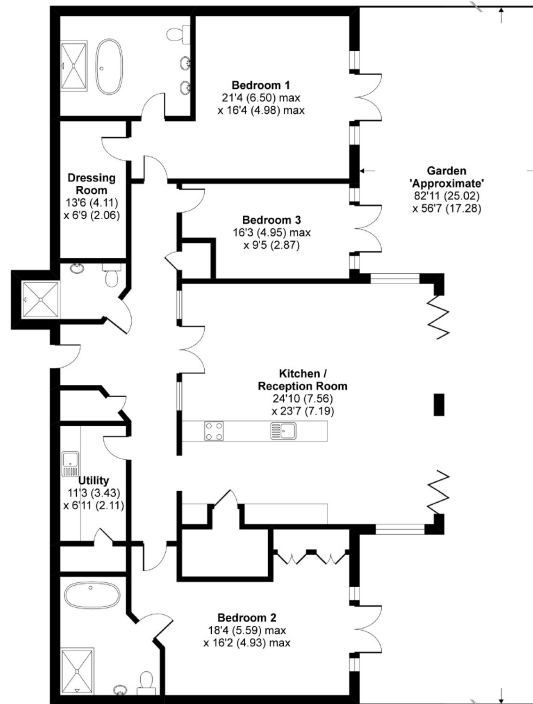




# Cockfosters Road, Cockfosters, Barnet, EN4

Approximate Area = 2116 sq ft / 196.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richrecom 2020. Produced for Real Estates. RPR: 62012.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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