



Edgeworth Road, Cockfosters, EN4 9AB

£360,000 - Leasehold

Located on Edgeworth Road in between Barnet and Cockfosters, this delightful purpose-built flat offers a perfect blend of comfort and convenience. Spanning an impressive 753 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples or small families.

Upon entering, you are welcomed into a spacious reception room that provides an inviting space for relaxation and entertainment. The large reception room is complemented by a separate kitchen, which is well-equipped and functional, catering to all your culinary needs. The flat also boasts a small balcony, perfect for enjoying a morning coffee or unwinding in the evening.

The communal gardens surrounding the property offer a serene outdoor space, ideal for leisurely strolls or enjoying the fresh air. With the added benefit of being chain-free, this flat presents a hassle-free opportunity for prospective buyers or renters.

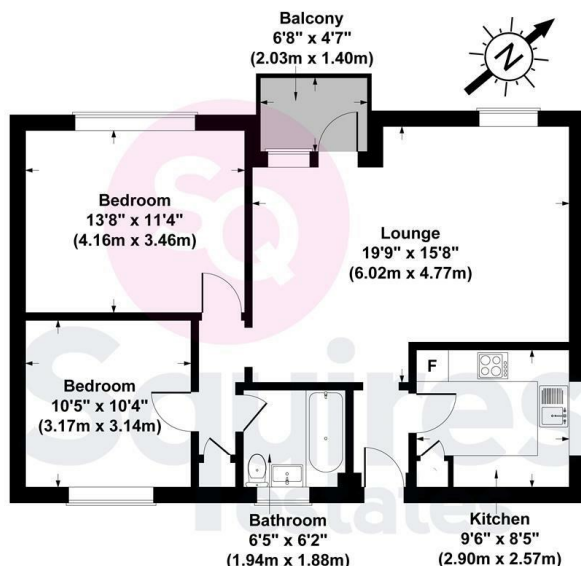
Offered chain free.

Lease: Approx. 127 years
Ground Rent: Peppercorn
Service Charge: Approx. £1200 per annum

- Two bedrooms
- Balcony
- Council tax band C
- 1st floor
- Purpose built block

Floor Plan

Mark Lodge, Edgeworth Road EN4 9AB Total Area 732 sq ft / 68 sq metres



First Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	81

EU Directive 2002/91/EC

England & Wales



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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