



**Cockfosters Road, Barnet, EN4**

**OIEO: £370,000**  
*Leasehold*

# Cockfosters Road, Barnet, EN4

This 850 SQ FT. chain free three bedroom apartment to be sold with an extended lease is well placed for transport links and Cockfosters High Street. Perfect for a first time buyer or for investment.

Accommodation comprises of a large reception room, kitchen, three bedrooms and family bathroom and large hallway with storage.

This property is well placed for Cockfosters High Street with its array of shops and local amenities and in the catchment area for several highly regarded schools such as JCROSS, Trent CofE Primary, along with Livingstone & East Barnet School. Transport links include underground stations at Cockfosters (Piccadilly Line) as well as National Rail from New Barnet station providing fast trains to London's Kings Cross and Moorgate stations.

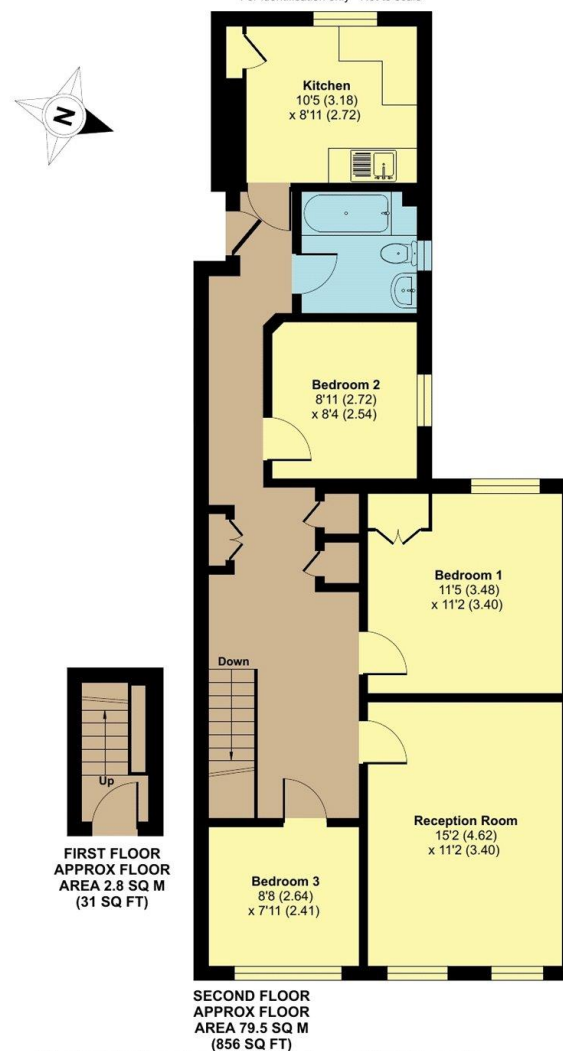
- **TOP FLOOR FLAT**
- **THREE BEDROOMS**
- **RECEPTION ROOM**
- **KITCHEN**
- **BATHROOM**
- **TO BE SOLD WITH EXTENDED LEASE TERM**
- **IN NEED OF REFURBISHMENT**
- **NEAR COCFOSTERS UNDERGROUND**
- **CHAIN FREE**



## Braemore Court, Cockfosters Road, Barnet, EN4

Approximate Area = 887 sq ft / 82.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters Property Group. REF: 1217155

















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Hunters Barnet

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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: BRN240409**