



## 71 Munro Court 116C Cockfosters Road, Barnet, London, EN4 0FX

- AVAILABLE NOW WITH LANES LETTINGS!
- BRAND NEW, SOUGHT AFTER DEVELOPMENT
- ALLOCATED PARKING INCLUDED!
- MODERN, HIGH SPECIFICATION PROPERTY

\*AVAILABLE NOW - WITH ALLOCATED PARKING!\* Welcome to One One Six, a landmark residential development offering the very best in contemporary urban living, with high-specification interiors and an exceptional range of exclusive resident amenities.

This particular apartment stands out within the development and is one of the most desirable one-bedroom homes available. Unlike many other units, it benefits from a larger internal layout, a superior position within the building, and open views, setting it apart from smaller alternatives.

The property is offered fully furnished, featuring high-quality, well-proportioned furniture carefully selected to complement the apartment's layout and finish, creating a move-in-ready home of a noticeably

# £2,200



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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