



## **116C Cockfosters Road, London, EN4 0FX**

**£450 Per Week**

MUNRO COURT PART OF THE SOUGHT AFTER "EQUINOX" DEVELOPMENT LOCATED IN THE HEART OF COCKFOSTERS WITH STATION, SHOPS & RESTAURANTS ON THE DOORSTEP

Our 1st floor South facing apartment is set over 517 square feet and comprises a reception room with open plan fully fitted kitchen, double bedroom with built in storage and a luxury bathroom suite.

Residents of this centrally located development enjoy exclusive amenities including concierge, gym, co-working spaces and a rooftop garden.

Cockfosters station is 100 meters away and the towns shops, restaurants, bars & coffee shops are all on the doorstep.

FURNISHED  
AVAILABLE NOW

- ONE BEDROOM APARTMENT
- SOUGHT AFTER GATED DEVELOPMENT
- SHOPS, RESTAURANTS & COFFEE SHOPS ON THE DOORSTEP
- SET OVER 517 SQ FEET
- 1ST FLOOR
- 100 METERS FROM COCKFOSTERS STATION (PIC LINE)
- AVAILABLE NOW
- WELL FURNISHED THROUGHOUT
- CONC, GYM, CO-WORKING SPACES, ROOF GARDEN
- SOUTH FACING

116C Cockfosters Road, London, EN4 0FX



RECEPTION



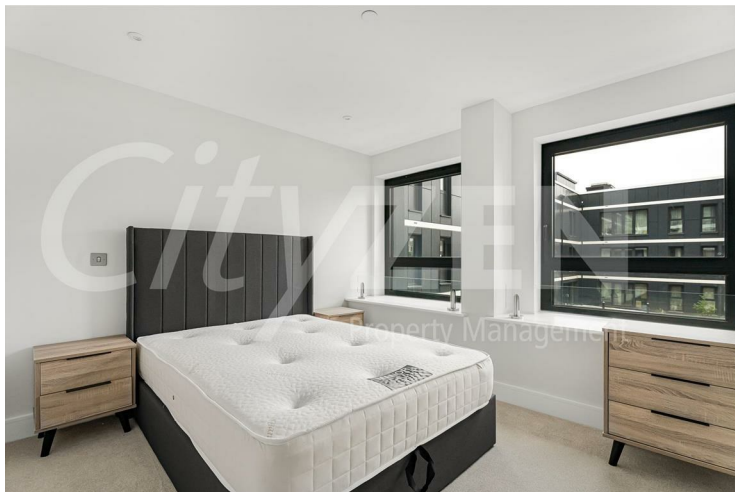
BEDROOM



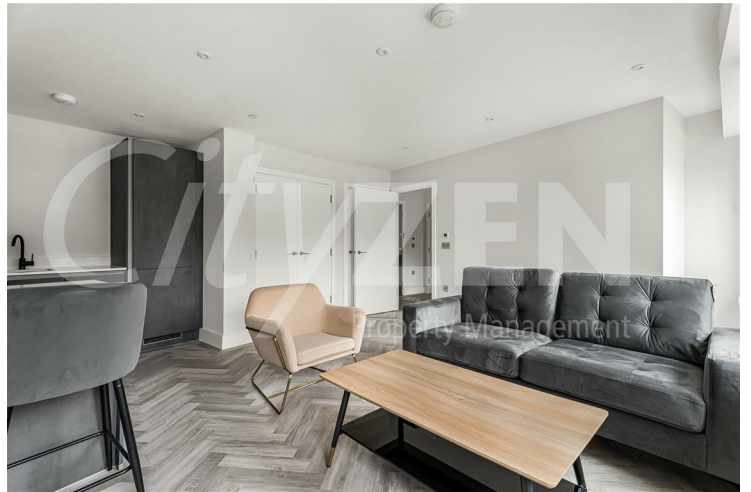
KITCHEN



RECEPTION



BEDROOM



RECEPTION

**116C Cockfosters Road, London, EN4 0FX**



**KITCHEN**



**116 COCKFOSTERS ROAD**



**KITCHEN**



**116 COCKFOSTERS ROAD**



**RECEPTION**



**116 COCKFOSTERS ROAD**



HALLWAY

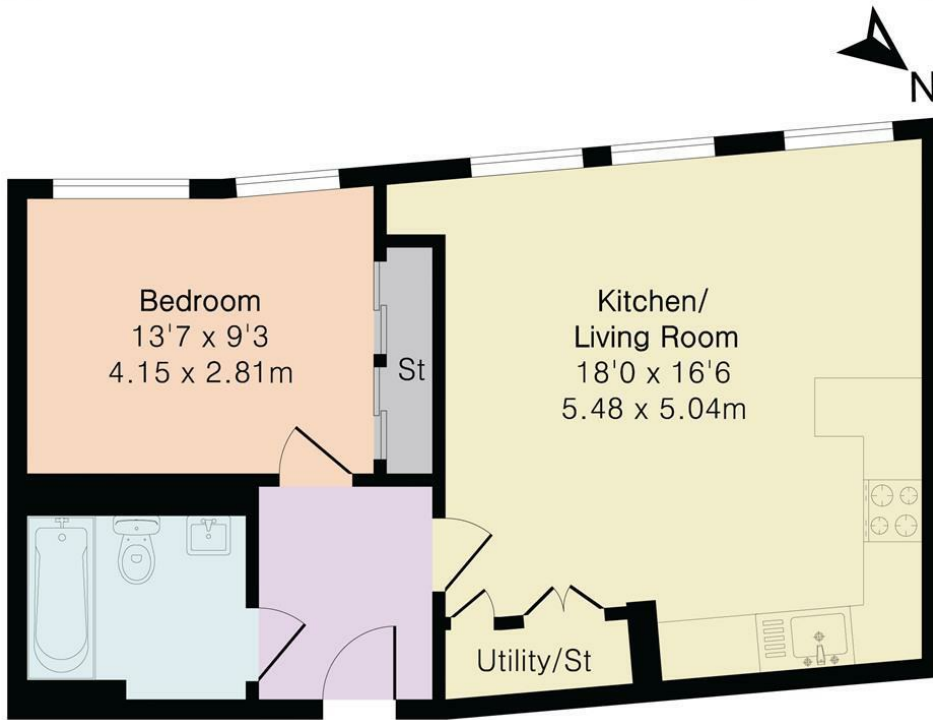


BATHROOM



BEDROOM

# Approximate Gross Internal Area 517 sq ft - 48 sq m



## First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.