



MOUNT PLEASANT, COCKFOSTERS, BARNET, EN4

Perfect for INVESTORS - A CHAIN-FREE, BRIGHT and SPACIOUS 3/4 BEDROOM GROUND FLOOR APARTMENT within walking distance to Cockfosters Underground Station (Piccadilly Line), local amenities and restaurants, in addition to GOOD LOCAL SCHOOLS. The property offers versatile living accommodation and comprises of a reception room with a SEPARATE DINING ROOM/BEDROOM 4, a fitted kitchen and bathroom with a separate W/C (which could potentially be converted into a one large bathroom –subject to usual consents) and THREE good sized bedrooms. Within the communal entrance hall there is also a LARGE STORAGE CUPBOARD and ample on-street parking. Benefiting from DOUBLE-GLAZING THROUGHOUT and COMMUNAL GARDENS, internal viewings are highly recommended.



ACCOMMODATION

- * COMMUNAL ENTRANCE HALL WITH LARGE STORAGE CUPBOARD * SPACIOUS HALLWAY *
- LARGE RECEPTION ROOM * DINING ROOM/BEDROOM 4 * KITCHEN * 3 GOOD SIZED
- BEDROOMS * BATHROOM * SEPARATE W/C * COMMUNAL GARDENS *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £395,000 LEASEHOLD ASKING PRICE

HALLWAY:
Spacious Hallway, Storage Cupboard, Radiator

RECEPTION ROOM: 12'7 x 10'9 (3.84m x 3.28m)
Double Glazed Window, Carpeted, Radiator



DINING ROOM/BEDROOM 4: 10'9 x 7'6 (3.28m x 2.29m)
Double Glazed Window, Carpeted



FITTED KITCHEN: 9'4 x 8'9 (2.84m x 2.67m)
Double Glazed Window, Wall and Base Units, Tiled Splash Back, Vinyl Flooring, Boiler



BEDROOM 1: 12'2 x 10'9 (3.71m x 3.28m)
Two Double Glazed Windows (Double Aspect), Carpeted, Radiator



BEDROOM 2: 12'4 x 8'7 (3.76m x 2.62m)
Double Glazed Window, Carpeted, Radiator



BEDROOM 3: 9'2 x 7'7 (2.79m x 2.31m)
Double Glazed Window, Carpeted, Radiator



BATHROOM:

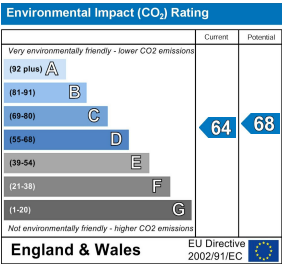
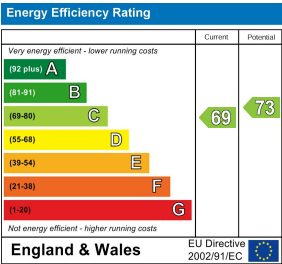
Double Glazed Window, Part Tiled Walls, Vinyl Flooring, Bath with Shower, Wash Hand Basin



SEPARATE W/C

Double Glazed Window, Potential to turn into large Bathroom

Awaiting Floor Plan



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.