



HEDDON ROAD, COCKFOSTERS, BARNET, EN4

SITUATED IN A QUIET RESIDENTIAL TURNING, BUT VERY CONVENIENT POSITION FOR COCKFOSTERS TUBE STATION (PICC. LINE), SHOPS, BUSES, RESTAURANTS, TRENT PARK AND ALL OTHER LOCAL AMENITIES, AS WELL AS BEING IN CLOSE DRIVING DISTANCE TO THE M25, WE ARE PLEASED TO OFFER THIS EXTREMELY BRIGHT & VERY CLEVERLY CONVERTED LUXURY SELF-CONTAINED STUDIO FLAT WITH BEDSITTING ROOM, FITTED WARDROBES, FITTED KITCHENETTE & LUXURY EN SUITE SHOWER ROOM, AS WELL AS OWN FRONTAL GROUND FLOOR ENTRANCE. THERE IS SOLID OAK FLOORING & WIRING IN READINESS FOR A PLASMA TV SCREEN AND SPACE FOR COMPUTER/LAPTOP/DESK/DRESSING TABLE AREA. THE PRICE INCLUDES ALL BILLS - EXCEPT FOR PERSONAL BELONGINGS COVER. SUITABLE FOR A SINGLE PROFESSIONAL PERSON, AND/OR AS A LONDON BASE. FURNISHED TO A VERY HIGH STANDARD. VIEWINGS HIGHLY RECOMMENDED.



ACCOMMODATION

* OWN FRONT DOOR * BEDSITTING ROOM WITH LAMINATE FLOORING, FITTED WARDROBE, LEATHER SOFABED & DOUBLE GLAZED WINDOW * FITTED KITCHENETTE * EN SUITE SHOWER ROOM *

SERVICES: ELECTRIC HEATING * FEATURES: DOUBLE GLAZING, LAMINATE FLOORING, WIRED FOR PLASMA TV *

PRICE: £750 PER CALENDAR MONTH

STUDIO PIC 1:

Extremely Bright & Attractive and Immaculate Bed-Sitting Room with Double Glazed Window & Door, solid Oak Flooring, Fitted Wardrobe, Brand New Leather Sofabed with Inbuilt Storage for Pillows & Duvet. Electric Heater.



**STUDIO PIC 2:
Further Picture of Bed-Sitting Room.**



LUXURY FITTED KITCHENETTE:

With White Laminate Floor & Wall Units, Sink Unit, Mixer Tap, Brand New & Plumbed Washing Machine, Microwave Oven.

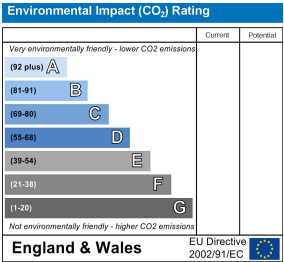
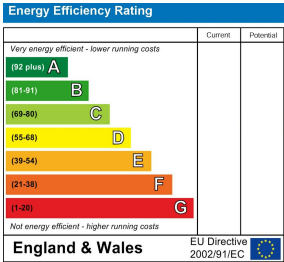


EN-SUITE SHOWER ROOM:

Walk in Shower, Pedestal Wash Hand Basin, Low Flush WC., Double Glazed Window.



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.