Michael Wright Estate Agents

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BRAEMORE COURT, COCKFOSTERS ROAD, COCKFOSTERS, EN4

AVAILABLE IMMEDIATELY ON A FURNISHED BASIS, we offer this very well presented, neutrally decorated top-floor mansion-style flat, located in the heart of Cockfosters. Boasting two double bedrooms, a spacious and light 16ft reception room, modern fitted kitchen/breakfast room, and a modern bathroom. There are security gates at the street level entrance, and also a further security door on the first floor landing with stairs to the second floor landing, featuring a beautiful stained glass window.

Conveniently located just a few minutes walk to Cockfosters tube station and a minute away from the local shops and parade, this property offers a wealth of features and accessibility.

FURNISHED AS SEEN.



ACCOMMODATION

* COMMUNAL ENTRANCE WITH SECURITY GATES * FURTHER SECURITY DOOR SERVING JUST 2 FLATS TO THE 2ND FLOOR * SPACIOUS 16FT RECEPTION ROOM WITH 3 DOUBLE GLAZED SASH WINDOWS TO THE FRONT & OAK FLOORING * WELL-FITTED KITCHEN / BREAKFAST ROOM * MODERN BATHROOM * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZED * FURNISHED *

AVAILABLE END OF OCTOBER 2026 ON A FURNISHED BASIS

PRICE: £2,000 PER CALENDAR MONTH PER CALENDAR MONTH

PRIVATE ENTRANCE HALL:
Servicing just two properties, with door from communal first floor landing and carpeted stairs upto the landing with the glorious stained glass window.



LIVING / RECEPTION ROOM 16'1" x 13'1" (4.90m x 3.99m)
Sash windows to the front with radiator beneath one. Wooden flooring, with all hung lighting.



LIVING / RECEPTION ROOM (pic 2)



KITCHEN / BREAKFAST ROOM 12'10" x 8'11" (3.92m x 2.72m)
Double glazed window to the rear, wooden flooring. Spotlights & coving to the ceiling. Integrated fridge/freezer, gas hob with hidden extractor above. Double oven, microwave & dishwasher. Wooden worktops & tiled upstand & splashback.



KITCHEN / BREAKFAST ROOM (pic 2)



INNER HALL:
Access to both bedrooms, bathroom, living room, kitchen / breakfast room & utility cupboard housing the washing machine. Entry phone system, radiator & wooden flooring. Cabinets offering ample storage.



BEDROOM 1 17'5" x 13'6" (5.31m x 4.11m)
Double glazed window to the rear with radiator beneath. Wooden flooring, with coving & pendant lighting to the ceiling.



BEDROOM 1 (pic 2)



BEDROOM 2: 10'11" x 8'3" (3.33m x 2.51m)
Double glazed window to the side. Wooden flooring, pendant lighting & coving to the ceiling.



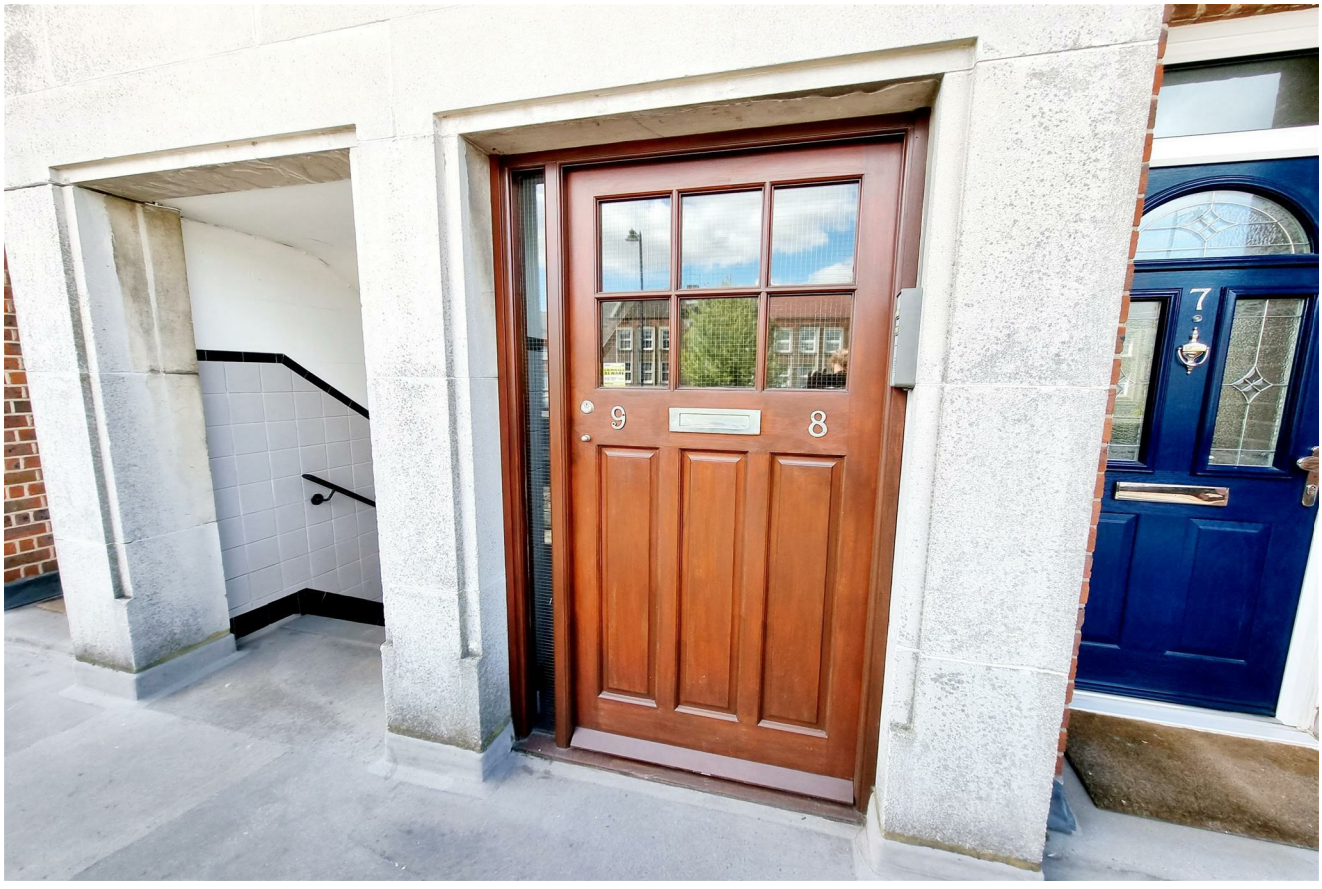
BEDROOM 2 (pic 2)



BATHROOM: 6'11" x 6'8" (2.11m x 2.03m)
Double glazed frosted window to the side. Fully tiled, with low flush WC, bath with overhead shower & shower screen. Pedestal wash hand basin.



ADDITIONAL SECURE DOOR TO PRIVATE ENTRANCE HALL
Front Door servicing two properties.

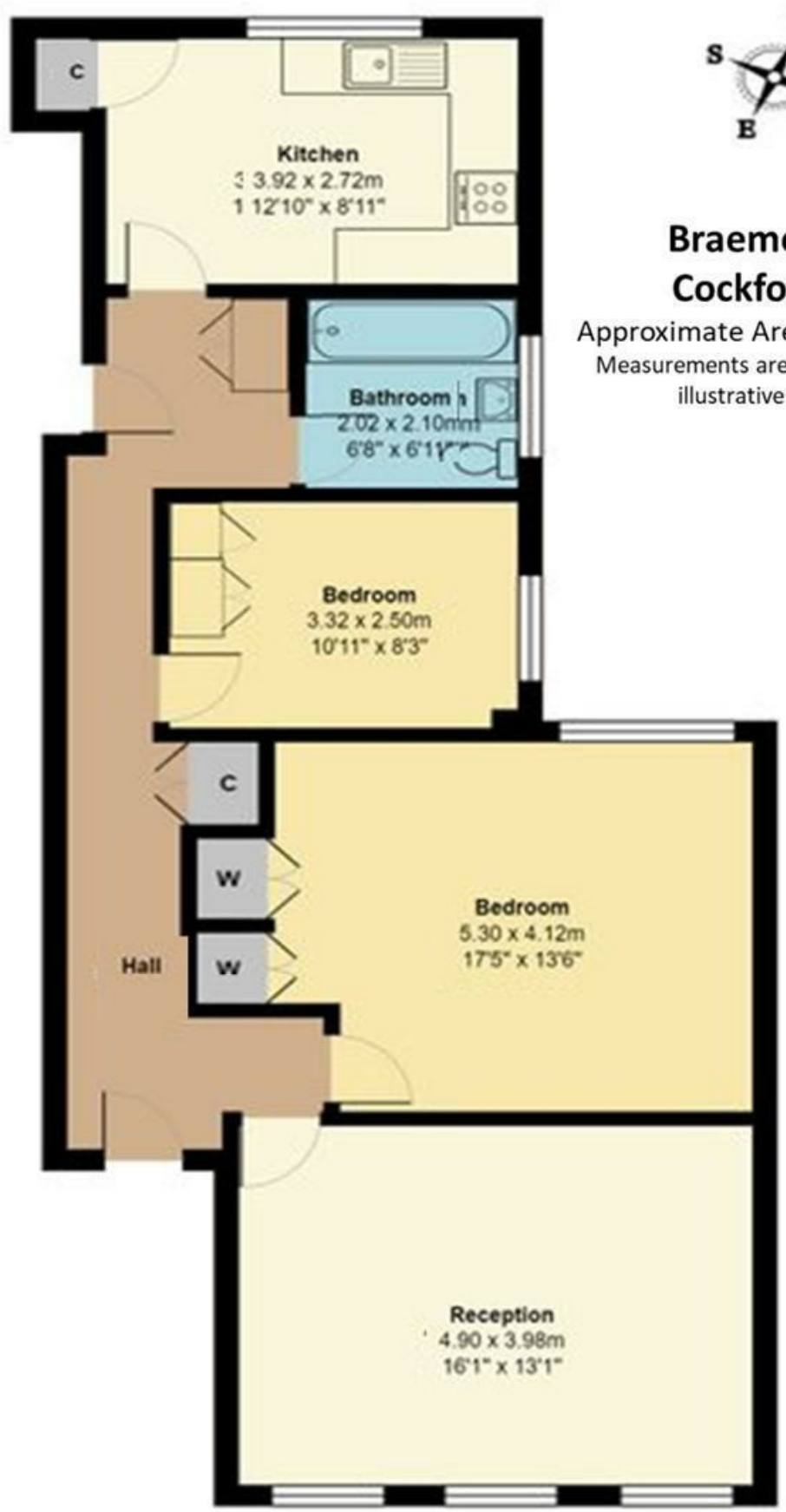


VIEW FROM REAR ENTRANCE:
Looking out towards local gardens, a quiet and relaxing view.



VIEW FROM FRONT COMMUNAL WALKWAY:
Looking out into the heart of Cockfosters and all its amenities

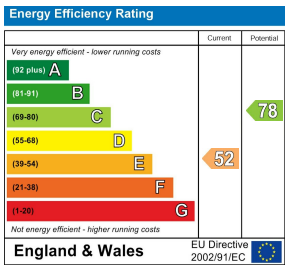


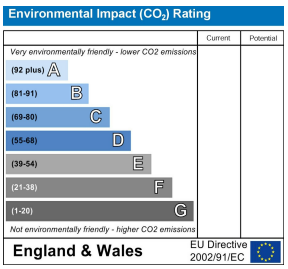


Braemore Court, Cockfosters EN4

Approximate Area: 796sqft (74sqm)

Measurements are approximate & are for illustrative purposes only.





NAEA National Association of Estate Agents

PRS Property Redress Scheme

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.

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