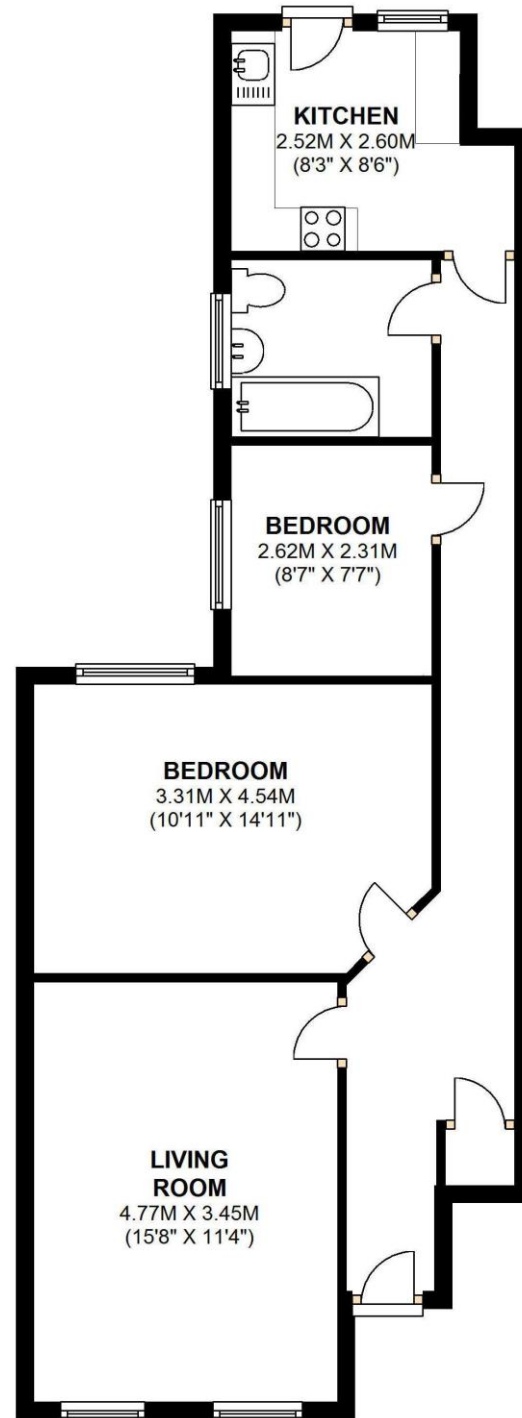
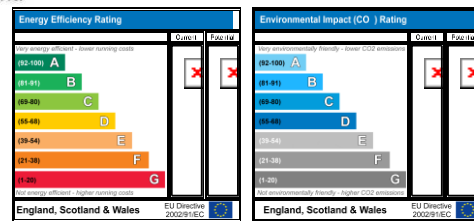


FIRST FLOOR



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intended purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the accuracy of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
Plan produced using The Mobile Agent.



*Heddon Court, Cockfosters, EN4*



Jason Oliver Properties present this newly refurbished two bedroom flat situated on the first floor in Cockfosters and within walking distance to all local amenities, Cockfosters Tube Station (Piccadilly Line), Trent Park and local primary and secondary schools. The property benefits from long hallway, lounge, two double bedrooms, kitchen with dining area, bathroom and ample storage. The flat is situated above commercial property with a high street entrance. Offered on unfurnished basis. Available for viewings now.

**£1,350 pcm**

25 Heddon Court Parade, Cockfosters Road, Cockfosters, Herts EN4 0DB  
 T 020 8449 2122 F 020 8449 2129 M 07811 668580 E info@jasonoliverproperties.co.uk  
[www.jasonoliverproperties.co.uk](http://www.jasonoliverproperties.co.uk)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

*Heddon Court, Cockfosters, EN4*

HALLWAY

LIVING ROOM

BEDROOM ONE

BEDROOM TWO

BATHROOM

KITCHEN



*Heddon Court, Cockfosters, EN4*

