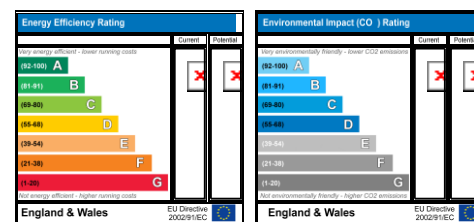


Ebony Crescent, Cockfosters, EN4



This one bedroom brand new luxury first floor apartment with balcony overlooking parkland and landscaped grounds is situated within walking distance to Cockfosters local amenities including range of restaurants, shops and transport links, Cockfosters & Oakwood Tube Stations (Piccadilly Line) and a short drive to Trent Park, Oakwood Park & M25. The property offers an open plan kitchen / dining / living room space ideal to relax or socialise with friends, spacious bedroom, bathroom, hallway, video entry phone, allocated underground parking, lifts to all floors, communal gardens. Offered on unfurnished basis. Available now.



£1,300 pcm

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.

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HALLWAY

KITCHEN / LIVING ROOM / DINING AREA :

27'9" x 11'6" (8.46m x 3.51m)
Designer kitchen with 'cashmere' base and wall units, silestone quartz worktops in modern white with undermount sink, porcelain floor tiling, AEG single stainless steel electric oven and cooker hood to kitchen unit, AEG electric touch induction hob, Zanussi integrated A+ rated fridge/freezer and dishwasher, bespoke glass hob splashback.

BEDROOM:

14'11" x 10'9" (4.55m x 3.28m)
Built in designer portico wardrobe to master bedroom with sliding doors and mirrored glass, rushed chrome switches, sockets and plates throughout, LED brushed chrome downlighters to all living areas with pendants to bedrooms, sumptuous 100% wool carpet to all bedrooms.

BATHROOM :

Kaldewei steel eco bath, Roca sanitary ware, chrome towel rail, Methven thermostatic shower, Methven wall mounted bath spout & Methven Kiri mono basin mixer, large format tiling to floor and bath panel, porcelain wall tiling throughout including feature wall tiling in Targa Walnut, bespoke large mirror to basin.



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BALCONY

PARKING :

LIFT

COMUNAL GARDENS

