

*Ebony Crescent, Cockfosters, EN4*



Main area: Approx. 98.0 sq. metres (1054.7 sq. feet)  
Plus balconies, approx. 13.9 sq. metres (149.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.

**Olivia Court, Ebony Crescent, Cockfosters**

This three bedroom two bathrooms luxury top 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, bedroom with fitted wardrobes and en-suite shower room, bathroom, hallway with storage cupboard and utility cupboard, large balcony accessible from kitchen and master bedroom, video entry phone, lifts to all floors, communal gardens & parkland. Offered on unfurnished basis with one allocated parking space in gated & secure underground parking. Council: Enfield Council Tax Band: F

**£2,150 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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# Ebony Crescent, Cockfosters, EN4

**KITCHEN / LIVING ROOM**  
28'1" x 14'6" (8.56m x 4.42m)

**MASTER BEDROOM**  
22'2" x 9'2" (6.76m x 2.79m)

**BEDROOM TWO**  
11'5" x 11'4" (3.48m x 3.45m)

**BEDROOM THREE**  
11'5" x 11'3" (3.48m x 3.43m)



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**EN-SUITE**  
6'7" x 5'0" (2.01m x 1.52m)

**BATHROOM**  
6'11" x 6'7" (2.11m x 2.01m)

**BALCONY**  
31'9" x 4'8" (9.68m x 1.42m)

