




7 Buckley Court, 375 Cockfosters Road  
Barnet, Hertfordshire




BNP PARIBAS GROUP

An impressive two-bedroom apartment with private roof terrace, situated within easy reach of Cockfosters.


A well-presented apartment, set in a highly desirable building within easy reach of local amenities and transport connections. Cockfosters centre is less than a mile away, while Southgate, Barnet and Potter's Bar are all within easy reach, as are London Underground and mainline rail services.




1 RECEPTIONS




2 BEDROOMS




2 BATHROOMS




ALLOCATED PARKING




PRIVATE ROOF TERRACE




SHARE OF FREEHOLD



RURAL/VILLAGE



1,485 SQ FT



GUIDE PRICE £750,000

The property

This comfortable and well-proportioned apartment is situated on the first floor of the sought-after Buckley Court. The building features attractive red brick elevations with Tudor-style timber framing and rendered infill. Inside, the apartment is finished in a neutral style with contemporary décor, including LED lighting, sleek bathroom suites, and modern kitchen fittings.

The main reception room is the open-plan sitting room and kitchen, which extends to 36ft and features space for a seating area and a family dining table. The kitchen itself has tiled flooring and modern fitted units, providing plenty of storage space, including

under-counter units and a tall pantry-style cupboard. There are also integrated appliances, including a fridge freezer, a dishwasher, a dual oven, a microwave and a gas hob with an extractor hood.

The two bedrooms are both well-proportioned doubles, including the principal bedroom, which welcomes plenty of natural light through its triple-pane, west-facing window and features a dressing room and an en suite shower room. The apartment also has a family bathroom with a bathtub and a separate shower unit. Both the bathroom and en suite shower room have heated chrome towel rails, low-level WCs and pedestal washbasins with lit vanity

mirrors above. Stairs lead from the entrance hall to the upper level, where there is a conservatory-style atrium, which opens onto a roof terrace.

## Outside

The apartment building is set on a coveted residential road between Hadley Wood and Cockfosters. Security gates at the front and at the side, on Greenoak Place, provide access to the parking area at the front. Each apartment has allocated parking, while the apartment building also features splendid landscaped communal gardens, which are beautifully maintained and feature areas of lawn, various mature trees, established border hedgerows and various shrubs and flowering perennials.

The apartment itself benefits from a roof terrace, providing private outside space in which to relax.

## Location

The property is located just over half a mile from Cockfosters and around two miles from Barnet town centre. Cockfosters has several shops and everyday amenities, while Barnet has The Spires shopping centre and High Street, with its choice of shops, Waitrose, restaurants, salons, post office, and coffee shops. There are plenty of good schools in the local area, with the outstanding rated Trent CoFE Primary, Hadley Wood Primary and Southgate secondary school all nearby.



## Distances

Cockfosters 0.8 miles  
Southgate 2.1 miles  
Barnet 2.5 miles  
Potter's Bar 2.5 miles  
Enfield 4.0 miles

## Nearby Stations

Cockfosters  
Hadley Wood  
New Barnet

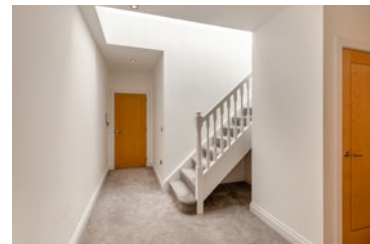
## Key Locations

Covert Way Nature Reserve  
Hadley Green & Hadley Common  
Hadley Wood Golf Course

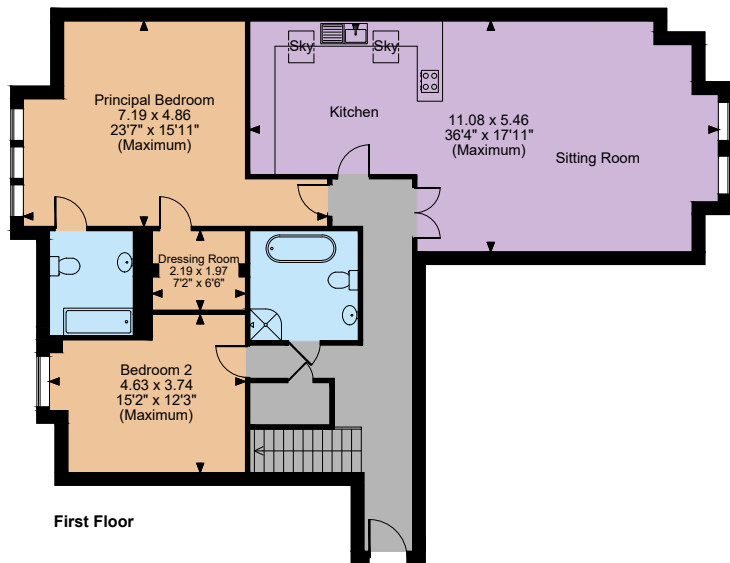
Trent Park  
Brent Cross Shopping Centre  
Stephens House & Gardens

## Nearby Schools

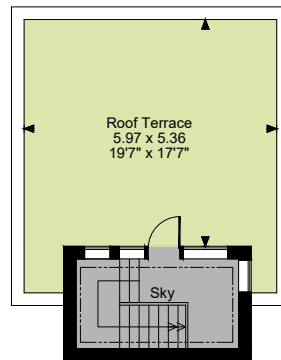
Hadley Wood Primary School  
JCoSS  
Livingstone Primary and Nursery School  
Cromer Road Primary School  
Mount House School  
Monken Hadley CoFE Primary School  
Lyonsdown School  
Trent CoFE Primary School  
St John's Preparatory and Senior School  
Danegrove Primary School  
Southgate







First Floor



The position & size of doors, windows, appliances and other features are approximate only.

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## Floorplans

Internal area 1,485 sq ft (138 sq m)

Balcony external area = 363 sq ft (34 sq m)

For identification purposes only.

## Directions

EN4 0JT

///light.debit.dates - brings you to the driveway

## General

**Local Authority:** Barnet Council

**Services:** Electricity, gas, mains water and drainage.

**Mobile and Broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Service charge:** £5,843 per annum

**Council Tax:** Band G **EPC Rating:** B

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Cuffley

Sopers House, Sopers Road

**01707 524206**

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