




Flat 8, Dormers Lodge


373 Cockfosters Road, Barnet

Charming ground floor apartment with private patio, situated within 0.6 miles of Cockfosters station.


Through electric gates is this superb ground floor apartment forming part of an exclusive development of just eight luxury apartments.




1 RECEPTION ROOM




2 BEDROOMS




2 BATHROOMS




ALLOCATED PARKING




PRIVATE PATIO & COMMUNAL




SHARE OF FREEHOLD



SUBURB



1243 SQ FT



GUIDE PRICE £1,075,000



The property

A beautifully presented apartment, situated in a prestigious block approached through double wrought iron gates. Set back from the road, is this superb ground floor apartment with its own private entrance, sole use of a 27ft South/West rear patio, communal gardens, off street parking for two/three cars and has share of freehold.

On enetering, the half wood oak panelled hallway with parquet flooring and useful storage cupboards leads to a generous 27ft lounge/dining room, with a beautiful focal cast iron fireplace, bespoke cabinetry with hidden TV unit, wood flooring and French doors opening onto the private patio.

The dining area, also enjoys French doors to the patio, fitted dresser with cupboards and glass panelled doors to the kitchen, the kitchen is also accessible from the hallway, it has a range of wood wall and base units with integrated appliances and fitted oven and microwave oven. The granite work surface compliments the tiled granite flooring. The principal bedroom has fitted wardrobes, carpet flooring and windows to the front aspect. The impressive en suite bathroom with wood panelling, window and tiled flooring comprises a free standing rolltop bath with claw feet and rainfall shower, WC and basin.



Bedroom two, currently used as an TV room benefits fitted storage, carpet and window to side aspect. There is also a bathroom with wood panelling and tiled flooring, WC, shower unit and an inset basin with a granite and wood vanity unit.

Outside

The delightful rear patio with a retractable manual awning is South/West facing with plenty of space for a dining table, chairs and sun loungers, perfect for entertaining guests, or to sit and enjoy the outdoor space. There are well-maintained communal gardens, laid mainly to level lawn, bordered by well-stocked flowerbeds, featuring a wishing well and a sunken central parterre style garden. To the front, the block paved

in-and-out driveway provides access to the allocated parking spaces and is screened by mature shrubs and trees.

Location

Cockfosters offers a range of amenities including independent shopping, a church, Trent Country Park, public houses, cafés, restaurants and an underground station on the Piccadilly Line. Nearby East Barnet Village also offers comprehensive retail, service and leisure facilities together with a mainline train station providing regular services to central London in less than 30 minutes. More extensive amenities are available in nearby Potters Bar and in Enfield town centres. Hadley Wood station provides regular direct services.

Distances

- Cockfosters 0.6 miles
- East Barnet Village 1.7 miles
- Potters Bar 2.9 miles
- Enfield Town 4.4 miles

Nearby Stations

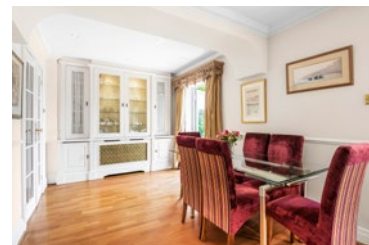
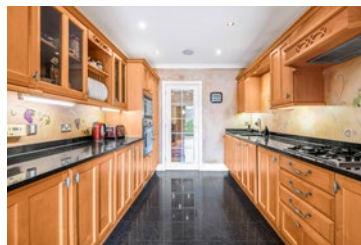
- Cockfosters Underground Station
- Hadley Wood Station 1.1 miles
- New Barnet 1.2 miles
- Potters Bar 3.4 miles

Key Locations

- Trent Country Park
- Hadley Wood Golf Club
- Hadley Wood Tennis
- Forty Hall Estate

Nearby Schools

- Trent CoE Primary
- Dame Alice Owen
- Queen Elizabeth Boys
- Queen Elizabeth Girls
- Livingstone Primary
- Mount House



Approximate Gross Internal Area 1243 sq ft – 115 sq m



Floorplans

House internal area 1243 sq ft (115 sq m)

For identification purposes only.

Directions

EN4 OJT What3words:///from.shut.drift

General

Local Authority: Enfield Council

Services: Electricity, gas, mains water and drainage. Service charge: £5055.57 per annum.

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

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

Cuffley

Sopers House, Sopers Road, Cuffley
01707 524206

cuffley@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

