

Dormers Lodge, Cockfosters Road, Barnet, EN4 0JT





# Dormers Lodge



This charmingly renovated 2 double bedroom, 2-bathroom ground floor apartment, is set within a grand period conversion. This apartment benefits from having two allocated parking spaces within the secure development, which is set back from the road access via a gated carriage driveway.

The apartment greets visitors with a spacious hallway line with bookshelves, behind one of which lays a secret well organised cloak room. The entire home has had beautiful new tiled flooring laid throughout, which now warms the home with the new underfloor heating system.

The expansive 19+ft lounge is a bright space ideal for hosting and relaxing. The new kitchen has been equipped with quartz worktops and integrated Siemens appliances including a wine cooler.

The patio door leads directly out onto the private south facing garden, which has had new fences installed and overlooks the elegantly landscaped communal gardens; a perfect spot to enjoy sunsets.

The primary bedroom is spacious and benefits from a stylish walk in wardrobe and a newly fitted ensuite. The second bathroom has also been newly upgraded with high-end tiles and fixtures.

Location: Situated within a level walking distance of approx. 0.6 miles to Cockfosters tube station (Piccadilly line) as well as the local shops and an array of restaurants of Cockfosters Parade. Trent Park is also within immediate walking distance.

This home can be offered on a chain free basis and overall has a perfect blend of modern luxury and classic charm, this exceptional property boasts a spacious layout with high ceilings throughout.







































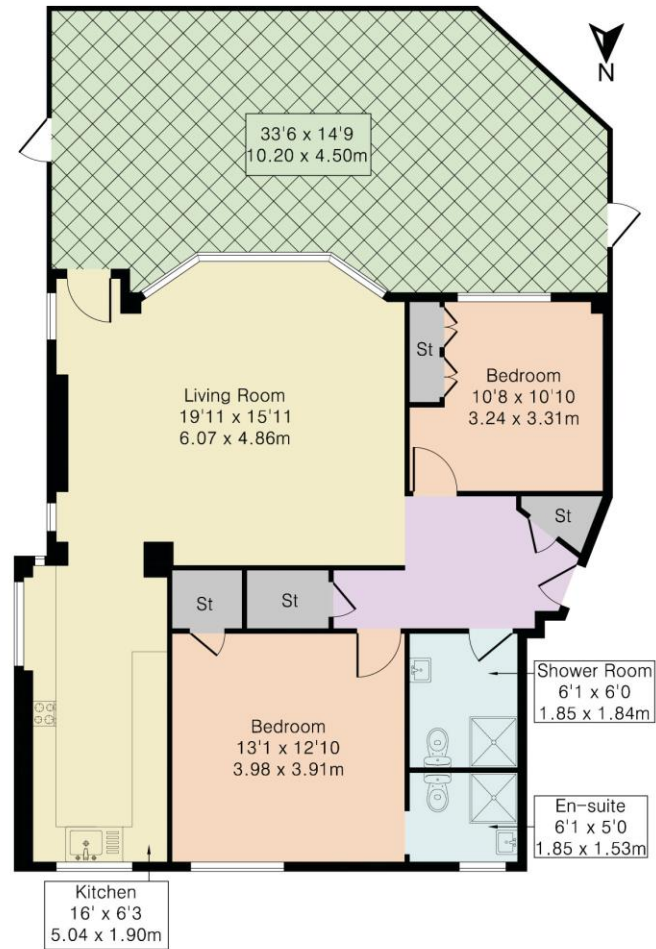








Approximate Gross Internal Area 949 sq ft - 88 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - G  
Local Authority – Enfield

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