

06

FLAT 6
SAFFRON COURT



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immaculate in every way *one bedroom apartment*

guide price
£325,000 - £350,000

discover this modern one-bedroom, ground-floor flat ideally positioned in a highly central locale, awaiting an owner ready to step into a turnkey home. crafted and maintained to the utmost standards, this property boasts exceptional condition, showcasing clean lines, state-of-the-art fixtures and private, allocated underground parking.



description

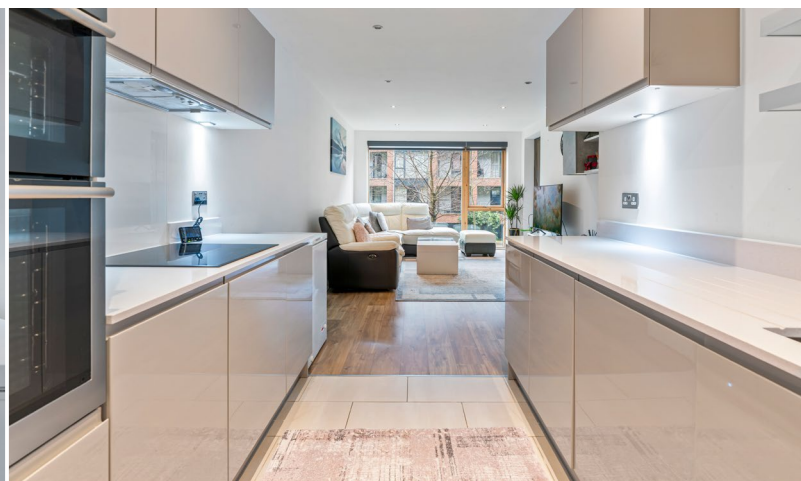
upon entry, you're greeted by a spacious hallway leading seamlessly into a generously sized open-plan living area and kitchen. floor-to-ceiling windows offer a captivating view of the surrounding flats and their exclusive green spaces, flooding the room with natural light.

the expansive reception area seamlessly transitions into a meticulously designed kitchen, brimming with contemporary charm and functionality. integrated appliances, wooden flooring, and sleek lines provide ample space for

both worktops and storage, catering perfectly to modern lifestyles.

the bedroom is adorned with fitted wardrobes and exudes a bright and airy ambiance, complemented by high-quality, neutral decor.

a luxuriously finished bathroom, complete with full tiling and an over-bath shower, adds to the array of comforts that render this property an unmistakable choice for those seeking stylish accommodation in an incredibly convenient location.





location

saffron court enjoys a privileged location, nestled within a well-established community offering a plethora of choices and opportunities for residents, irrespective of their circumstances.

commuters benefit from the convenient proximity of both oakwood and cockfosters tube stations, located approximately 1km from the property, providing easy access to the piccadilly line for hassle-free travel to and from central london. additionally, oakleigh park br station, also within a similar distance, offers access to great northern and thameslink services. further transport links include straightforward access to the m1 and m25 motorways, as well as the a1 and a10 main roads, along with numerous bus routes connecting the area to various destinations.

regarding education, there is a diverse range of options available for students of all ages and backgrounds. numerous primary and secondary

schools are situated nearby, such as monkfrith and danegrove primary schools. the area also boasts a selection of reputable secondary educational institutions, including totteridge academy, east barnet, and southgate schools, known for their academic excellence and holistic approach to student development. additionally, a variety of specialist and denominational schools are available in close proximity, ensuring diverse needs are met.

for recreational activities, ample green spaces like oakhill and brunswick parks offer opportunities to unwind amidst nature during weekends or evenings. the local community thrives with vibrant cafes, restaurants, banks, and independent shops, complemented by similar amenities in nearby towns easily accessible via local bus services or by road with its rich array of amenities and offerings catering to a wide range of interests, it's no surprise that en4 is among the most sought-after postcodes in north london.



floorplan:

flat 6, saffron court, ebony crescent, barnet, en4 8fn

lease remaining:
118 years

service charge:
£357pm

ground rent:
£250pm

parking space:
£64pm

epc rating:
b

council tax band:
d



Ground Floor = 601 sq ft / 55.8 sq m

Saffron Court, EN4

Approximate Gross Internal Floor Area
601 sq ft / 55.8 sq m

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1052178)

6'10" x 6'7"
(2.09m x 2.00m)



overview

underground parking (optional at additional monthly expense - £64pm)

fully tiled bathroom with chrome fixtures

10 minutes walk to cockfosters station

private outdoor balcony

close to open green spaces

located close to all local amenities

open plan, fully integrated kitchen diner

premium one bedroom apartment

offered on a chain free basis

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