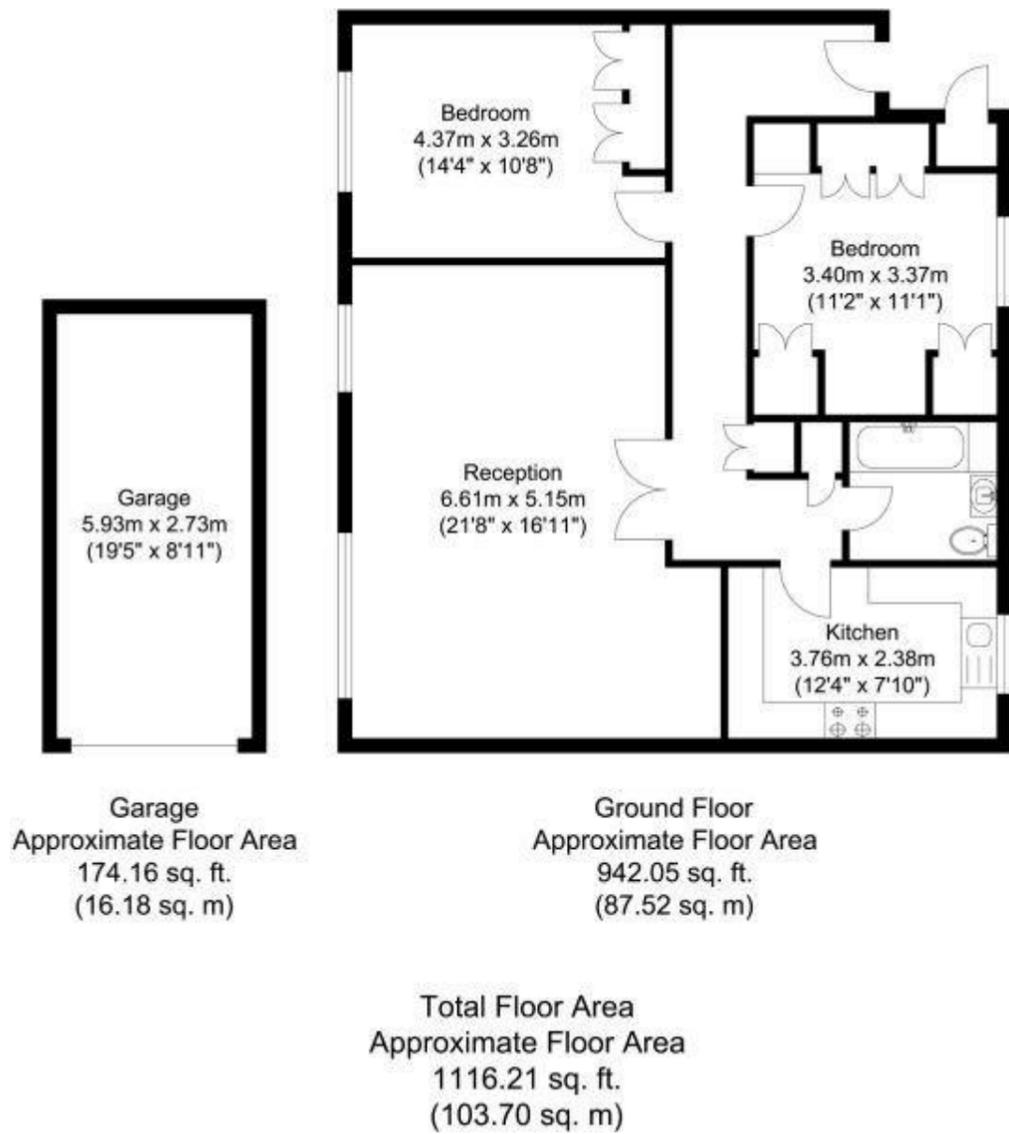


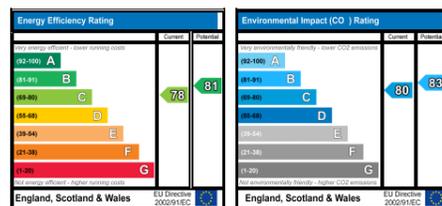


**Jason Oliver**  
PROPERTIES

*Baltimore Crescent, Cockfosters, EN4*



Jason Oliver Properties presents this well maintained Sir Francis Walker two double bedroom first floor flat with dual aspect situated within walking distance to Cockfosters local amenities, Cockfosters Tube Station (Piccadilly Line) and Trent Park. The property benefits from secluded approach to the property, large hallway with ample storage, kitchen, two large double bedrooms with fitted wardrobes, reception room with dining area, bathroom, en-block garage, double glazing and gas central heating throughout, off street parking, communal gardens and 950 years remaining lease. CHAIN FREE. Viewing is highly recommended.



**£424,995 Long Lease**

25 Heddon Court Parade, Cockfosters Road, Cockfosters, Herts EN4 0DB

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# Baltimore Crescent, Cockfosters, EN4

## HALLWAY

## RECEPTION

21'8" x 16'11" (6.60m x 5.16m)

## BEDROOM ONE

14'4" x 10'8" (4.37m x 3.25m)

## BEDROOM TWO

11'2" x 11'1" (3.40m x 3.38m)

## KITCHEN

12'4" x 7'10" (3.76m x 2.39m)

## BATHROOM



# Baltimore Crescent, Cockfosters, EN4

## GARAGE

19'5" x 8'11" (5.92m x 2.72m)

## OFF STREET PARKING

## LEASE

Approximately 950 years remaining

## SERVICE CHARGES

Approximately £1,260 per annum

## GROUND RENT

Approximately £347 per annum

