



**SPENCER & SENER**  
Integrity ♦ Honesty ♦ Trust



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**Offers In Excess Of £315,000**

**7 Mark Lodge  
Edgeworth Road  
Cockfosters  
Barnet  
EN4 9AB**

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**EPC Rating '61'**

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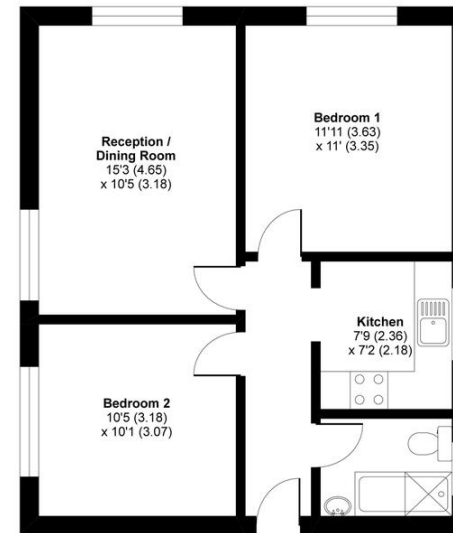
**Council Tax Band**

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- Two Double Bedrooms
  - Ground Floor
  - Purpose Built Flat
  - Fitted Kitchen
  - Reception Room
  - Current EPC rating D
  - Double Glazed
  - Being Sold With An Extended 99 Year Lease
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**Edgeworth Road, Cockfosters, Barnet, EN4**

Approximate Area = 572 sq ft / 53.1 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Spencer & Sener. REF: 695027

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements