



Beech Hill

Hadley Wood, EN4

Beech Hill

Set on Beech Hill, widely regarded as Hadley Wood's premier road, this spacious first-floor apartment offers an exceptional combination of lifestyle, security and long-term ownership fundamentals. Offered chain free, it measures approximately 1116 sq ft (104 sq m) and benefits from lift access, gated allocated parking, and share of freehold with 975+ years remaining on the lease.

The setting is hard to beat for an active, well-connected lifestyle: opposite Hadley Wood Golf Course, within walking distance of Hadley Wood Tennis Club, Hadley Wood Primary School, local shops, cafés, restaurants and a fitness club, plus Hadley Wood station for direct services into the City. Cockfosters Underground and its wider choice of pubs, cafés, restaurants and amenities are also within easy reach (approx. 2.5 km).

Inside, the apartment is bright, calm and extremely well proportioned. The living room opens onto a private balcony overlooking the communal gardens and front approach, making it an easy space for relaxed mornings or evening drinks. A true standout is the exceptionally large kitchen (24'9 x 11'9), offering extensive storage and worktop space and real potential for anyone who loves cooking or entertaining.

There are two double bedrooms and two bathrooms, including an en suite shower room to the principal bedroom. The main bathroom features a full bath and an integrated TV for a hotel style finish. Comfort is elevated further by air conditioning to both the living room and principal bedroom, which together can cool the wider flat during warmer months.

Service charge includes building insurance, gardening and general communal maintenance (full breakdown available on request).











lights

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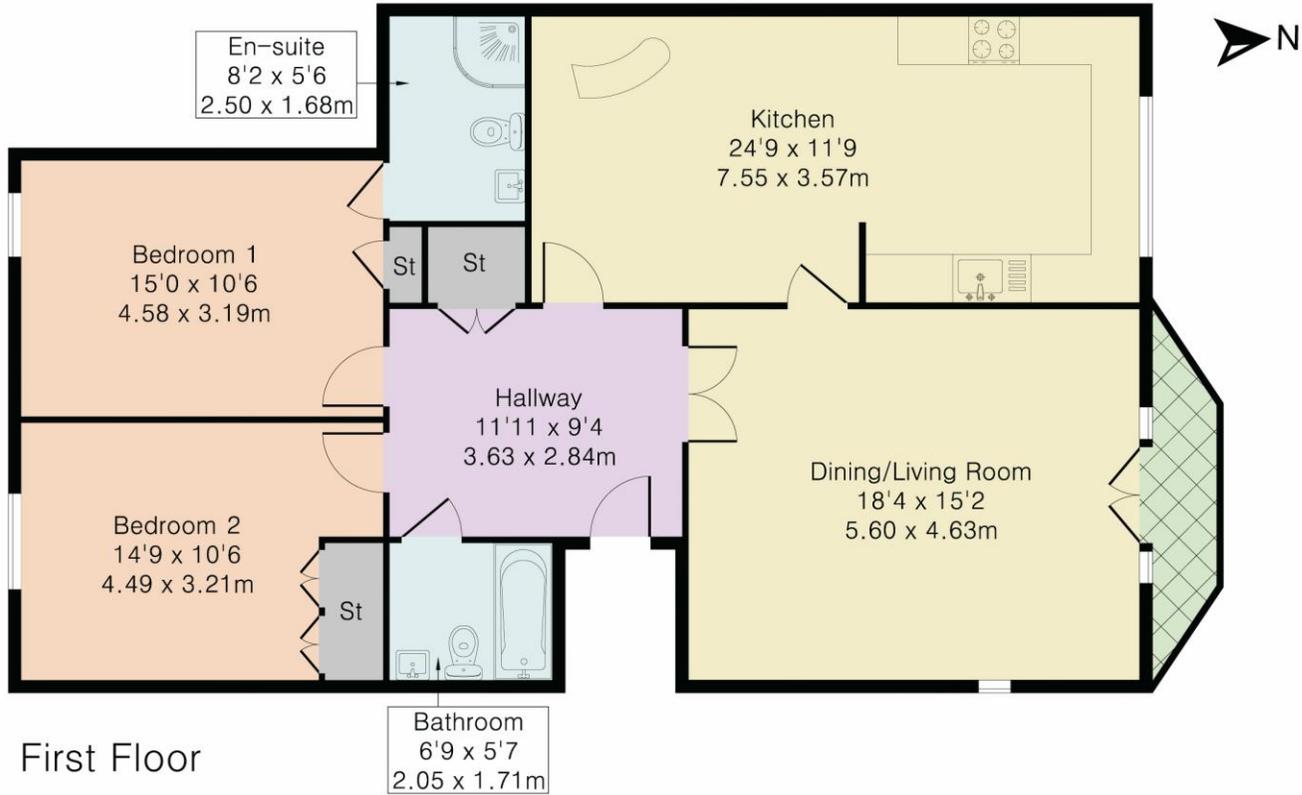






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 1116 sq ft – 104 sq m





STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

STATONS
www.statons.com