



Crescent East
Hadley Wood, EN4





Crescent East

A beautifully presented two-bedroom, two-bathroom apartment in this purpose-built block, just a short walk from the station. The property is accessed via lift or stairs and benefits from a garage en-bloc.

This spacious apartment boasts a large, bright lounge/diner with direct access to a modern kitchen, complete with a range of integrated appliances.

The principal bedroom features built-in wardrobes and a large, contemporary ensuite shower room, while the second bedroom is also generously sized. A modern family bathroom with both bath and shower completes this home.

Outside, the property offers off-street parking, access to a private allocated garage, and a well-maintained green area.

Situated in the conservation area in the heart of Hadley Wood within a short walk of local shops, sports facilities and mainline station. The M25 is a short drive away.





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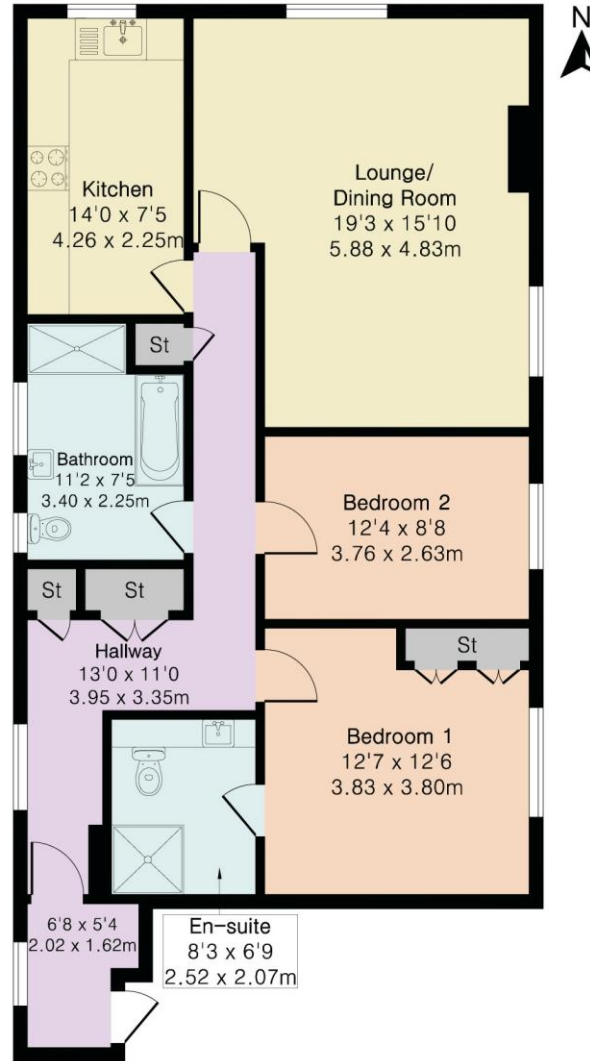


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Council Tax: E
Local Authority: Enfield
Tenure: Share of Freehold
Service Charge: £3,400 per annum approx.

Approximate Gross Internal Area 1011 sq ft - 94 sq m



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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