

STATONS



Amara Lodge

Cockfosters Road



Amara Lodge
Cockfosters Road
Hadley Wood
Hertfordshire
EN4 0JT

AVAILABLE IMMEDIATELY. A modern and luxurious 2/3 bedroom garden apartment, gated underground parking for 2 cars, large private west facing terrace with garden, private concierge facilities. A modern and luxurious two/three bedroom garden apartment located within Amara Lodge on Cockfosters Road, Hadley Wood, Hertfordshire. The apartment was built by award winning Fusion Residential in 2009 within an exclusive collection of 15 modern luxury apartments.

With a majestic front elevation and boasting gated underground parking, a wide sweeping carriage driveway, large terraces as well as private concierge facilities, Amara Lodge is one of the most prestigious and coveted address in Hadley Wood.

Located:- Situated within easy reach of Cockfosters with its multiple shops, restaurants and Piccadilly Line underground station. Trent Country Park, a 400 acre oasis of meadows, woodlands and lakes is close at hand and the M25 is a short drive away.





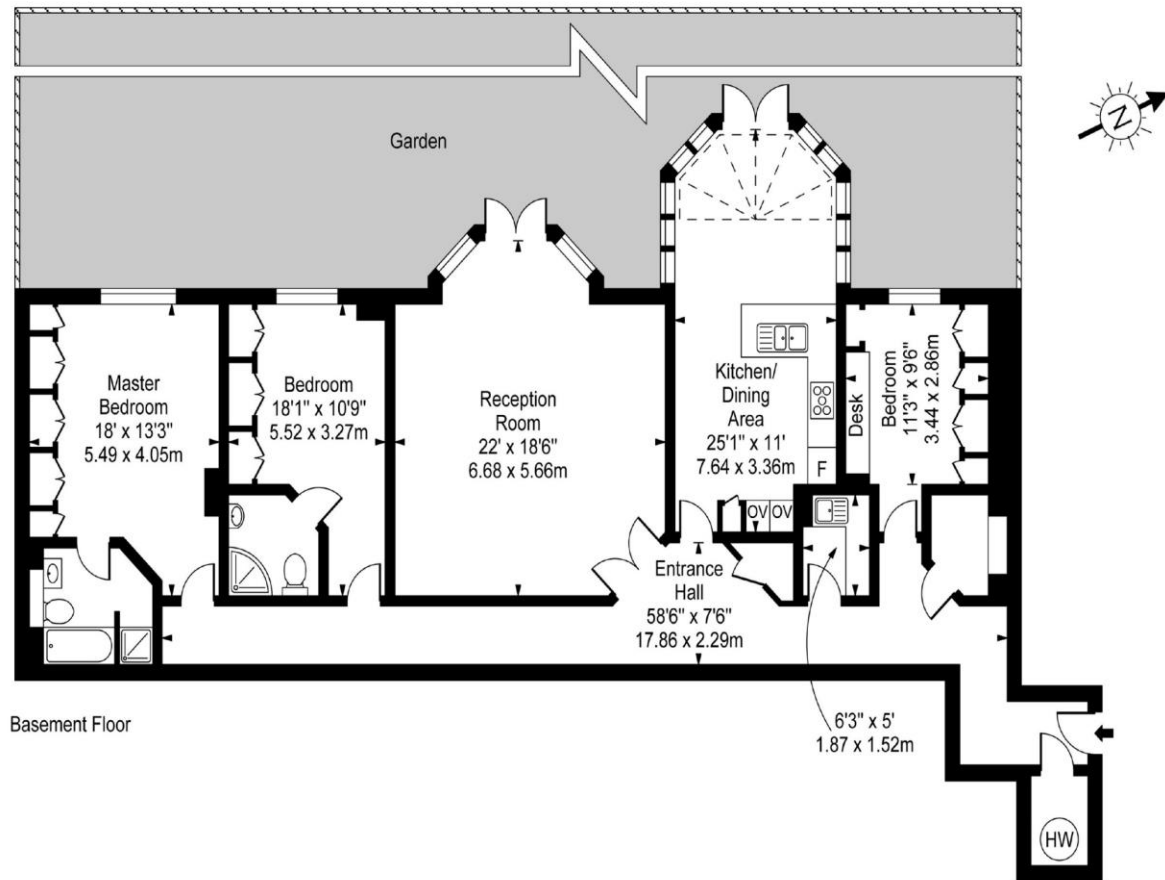






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	81	82
England & Wales	EU Directive 2002/91/EC	



For Illustration Purposes Only - Not To Scale Floor Plan by www.pmsupply.co.uk Ref No 27306
 This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All size are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

STATONS PREMIER LETTINGS

1 HADLEY PARADE
BARNET
HERTS
EN5 5SX

lettings.office@statons.com
020 8441 9796

