



Ludgrove Hall  
Cockfosters, EN4





# Ludgrove Hall

A luxurious penthouse apartment refurbished to a high standard and occupying the whole top floor of this wing of Ludgrove Hall.

The property benefits from a reception room with triple aspect stunning panoramic views, luxurious kitchen, two double bedrooms, two bathrooms - en-suite to main bedroom and Jack & Jill to the second bedroom, landscaped communal garden & grounds, two allocated parking spaces, video entry phone and lift serving all floors.

Location: The apartment is situated within a private gated development within easy reach of Cockfosters Underground Tube Station (Piccadilly Line), Trent Park, Cockfosters local amenities and a short drive away from M25.





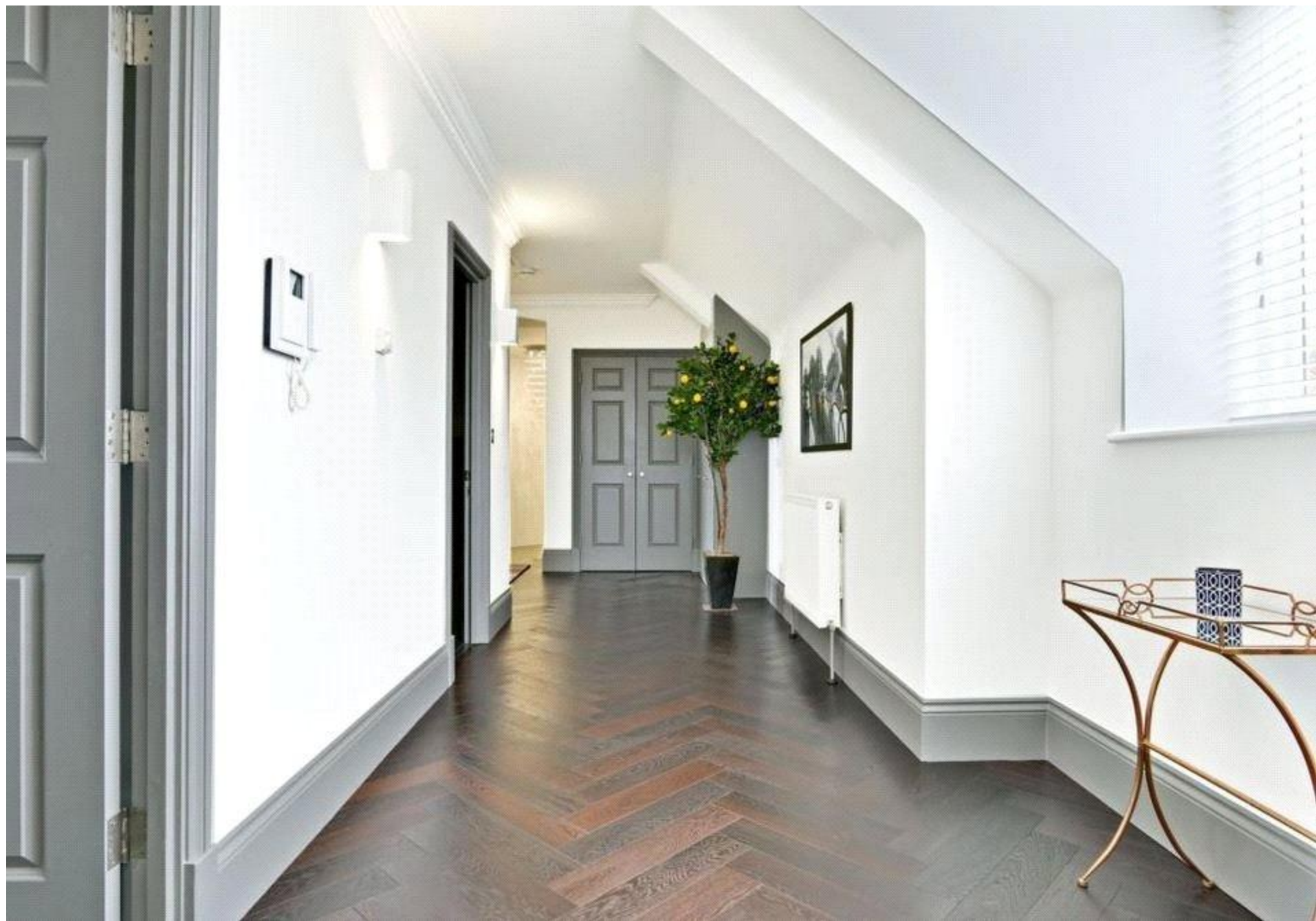
















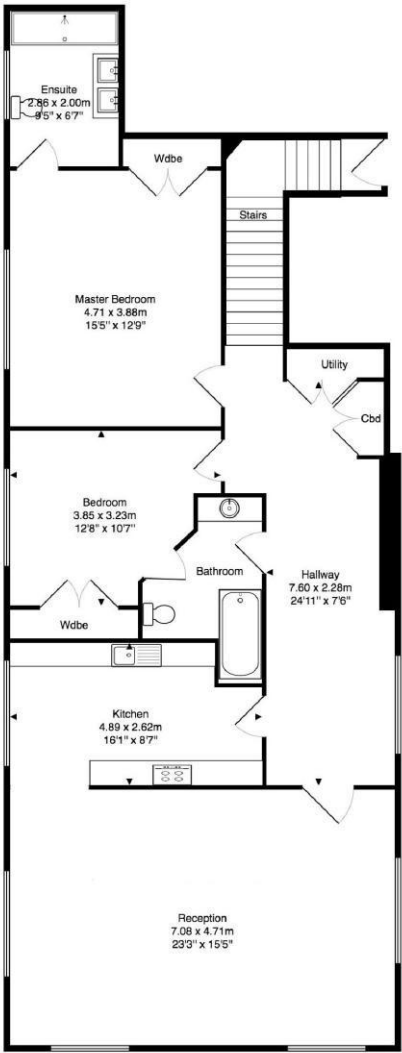








Council Tax: G  
Local Authority: Barnet  
Tenure: Leasehold  
Service Charge: £2,350 per annum  
Ground Rent: £620 per annum



Third Floor

Approx. Gross Internal Area: 116.2 m² ... 1251 ft²

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance  
only and must not be relied upon as a statement of fact.  
(c) Peninsula Surveys Ltd

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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