

The Strauss, Amara Lodge
Hadley Wood, Herts, EN4 0JT
Price £1,145,000 Leasehold

STATONS

Tel: 020 8440 9797
Email: hadley@statons.com
Bedrooms 3 | Bathrooms 2 | Receptions 1



Concierge



**The Strauss, 7 Amara Lodge
Hadley Wood, Herts
EN4 0JT**



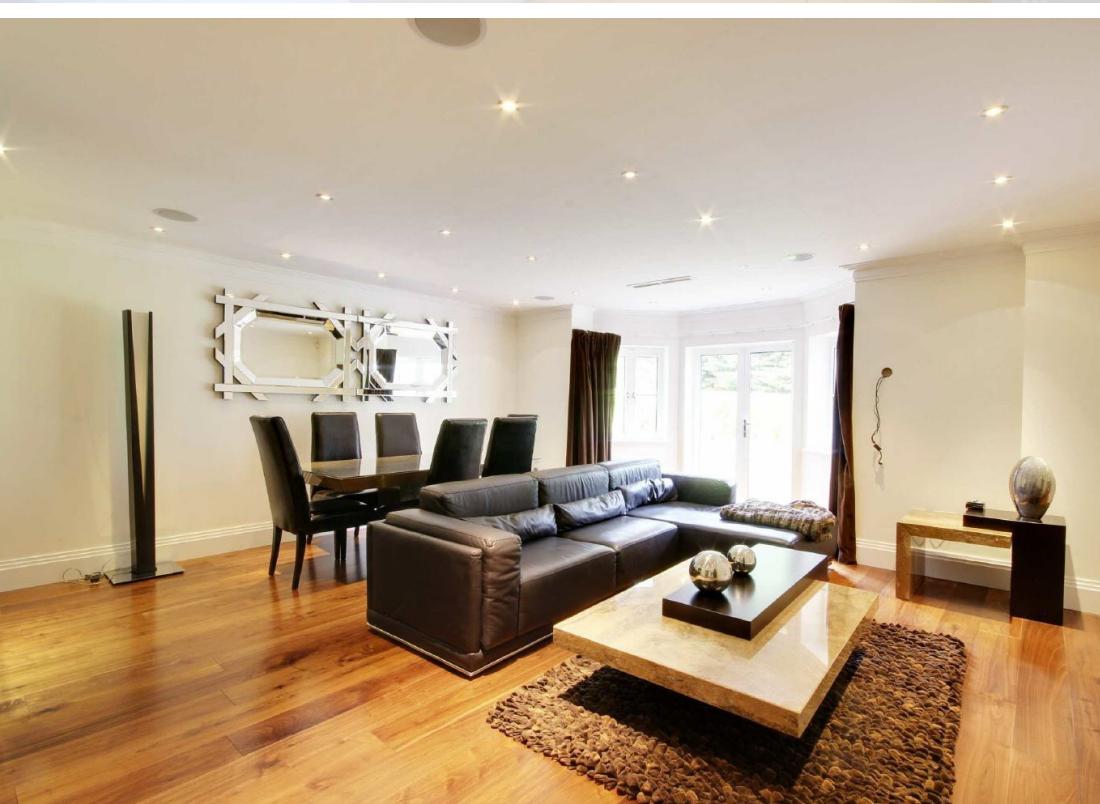
A modern and luxurious two/three bedroom garden apartment located within Amara Lodge on Cockfosters Road, Hadley Wood, Hertfordshire. The apartment was built by award winning Fusion Residential in 2009 within an exclusive collection of 15 modern luxury apartments.

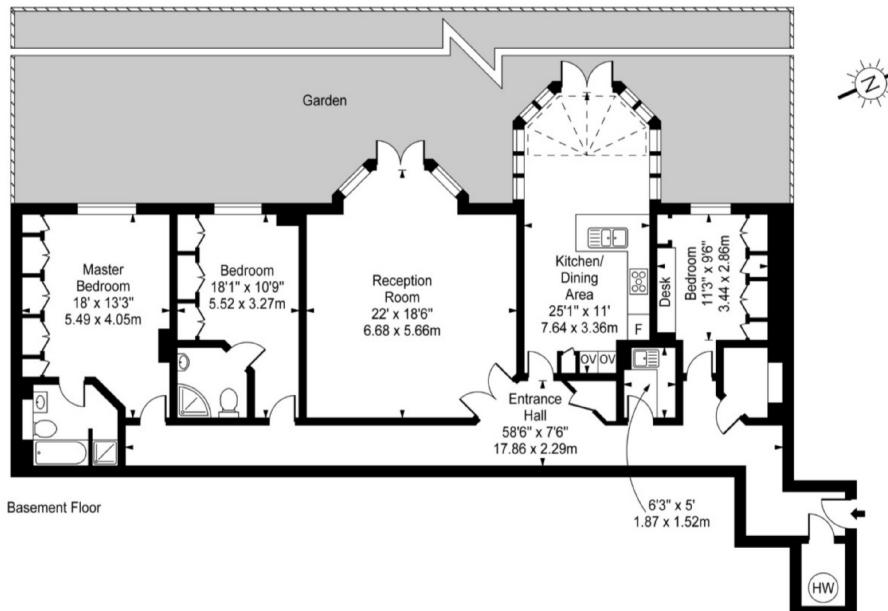
With a majestic front elevation and boasting gated underground parking, a wide sweeping carriage driveway, large terraces as well as private concierge facilities, Amara Lodge is one of the most prestigious and coveted address in Hadley Wood.

**** CONCIERGE **LIVING/DINING ROOM ** KITCHEN/BREAKFAST ROOM
** UTILITY ROOM ** CLOAKROOM ** MASTER BEDROOM ** LUXURY EN-SUITE BATHROOM ** BEDROOM 2
** LUXURY EN-SUITE SHOWER ROOM ** BEDROOM 3/STUDY
** LARGE PRIVATE WEST FACING TERRACE WITH GARDEN
** UNDERGROUND PARKING FOR 2 CARS ** INDIVIDUALLY DESIGNED POGGENPOHL KITCHEN/DINING ROOM WITH INTEGRATED MIELE APPLIANCES ** C.P. HART BATHROOMS WITH HANS GROHE AXOR RANGE TAPS ** AIR CONDITIONING
** INTEGRATED AQUAVISION WATERPROOF TV ** UNDERFLOOR HEATING**

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.

For more [properties for sale in Hadley Wood](#) please call our Hadley Wood team 0208 440 9797 .





For Illustration Purposes Only - Not To Scale. Floor Plan by www.primaply.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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100)	A	(92-100)	A
(88-91)	B	(88-91)	B
(85-88)	C	(85-88)	C
(80-84)	D	(80-84)	D
(73-79)	E	(73-79)	E
(67-72)	F	(67-72)	F
(61-66)	G	(61-66)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Features Include

- Luxurious Garden Apartment
- Concierge
- 3 Bedrooms
- Leashold 118 years remaining
- Large Private West Facing Terrace With Garden

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 sizes are approximate. All dimensions include wardrobe spaces where applicable.

BARNET

1-2 Hadley Parade
 High Street
 Barnet, Herts
 EN5 5SX
 Tel: 020 8449 3383
 Fax: 020 8441 7676
 barnet@statons.com

RADLETT

50 Watling Street
 Radlett
 Herts
 WD7 5NN
 Tel: 01923 604 321
 Fax: 01923 859 182
 radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
 Hadley Green
 Barnet, Herts
 EN5 5SX
 Tel: 020 8441 9555
 Fax: 020 8441 7976
 newhomes@statons.com

HADLEY WOOD

10 Crescent West
 Hadley Wood
 Herts
 EN4 0EJ
 Tel: 020 8440 9797
 Fax: 020 8440 8282
 hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
 Totteridge
 London
 N20 9QJ
 Tel: 020 8445 3694
 Fax: 020 8445 3217
 totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
 Brookmans Park
 Herts
 AL9 7QS
 Tel: 01707 661144
 Fax: 01707 644111
 brookmans@statons.com