



Ludgrove Hall
Games Road, Barnet EN4

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Spacious Top Floor 2-Bedroom, 2-Bathroom Apartment | Just Under 1,200 Sq Ft | Chain-Free | Gated Development with Lift Access

Nestled within a gated, Neo-Georgian style development on the fringes of both of Hadley Wood and Cockfosters, this impressive top-floor apartment offers nearly 1,200 sq ft of well-appointed living space. Complete with allocated gated parking and lift access, this home presents a rare opportunity for comfortable and convenient living. Selling chain free.

Upon entering the secure double wooden communal doors, a lift takes you to the top floor where the apartment welcomes you with a bright and spacious hallway, naturally lit by two large windows.

To the left, the separate kitchen features granite worktops, a breakfast bar, gas hob, and wooden cabinets perfect for both casual dining and functional cooking.

Opposite the kitchen is the second double bedroom, complete with fitted wardrobes and its own en-suite bathroom, making it ideal for guests or family members.

Continuing down the light-filled hallway, you arrive at the expansive reception room, stretching over 17 feet. With dual windows and a feature fireplace, the room is ideal for both relaxing and entertaining, offering ample space for dining and lounging.

At the end of the hallway is the principal bedroom, boasting dual-aspect windows, fitted wardrobes, and a luxurious four-piece en-suite bathroom.





























Key Features:

- Top floor apartment with lift access
- Two double bedrooms & two bathrooms (both en-suite)
- Granite worktops & breakfast bar in kitchen
- Allocated gated parking
- Chain-free sale
- Scenic views overlooking Hadley Wood
- Excellent transport links and local amenities





Location:

Set at the bottom of Games Road (EN4), this home enjoys peaceful idyllic views of Hadley Wood. It is conveniently located within easy reach of Cockfosters' vibrant parade of shops, renowned restaurants, and the Piccadilly Line Underground station. The M25 is a short drive away, and green spaces such as Trent Park are nearby, offering the best of both connectivity and countryside.









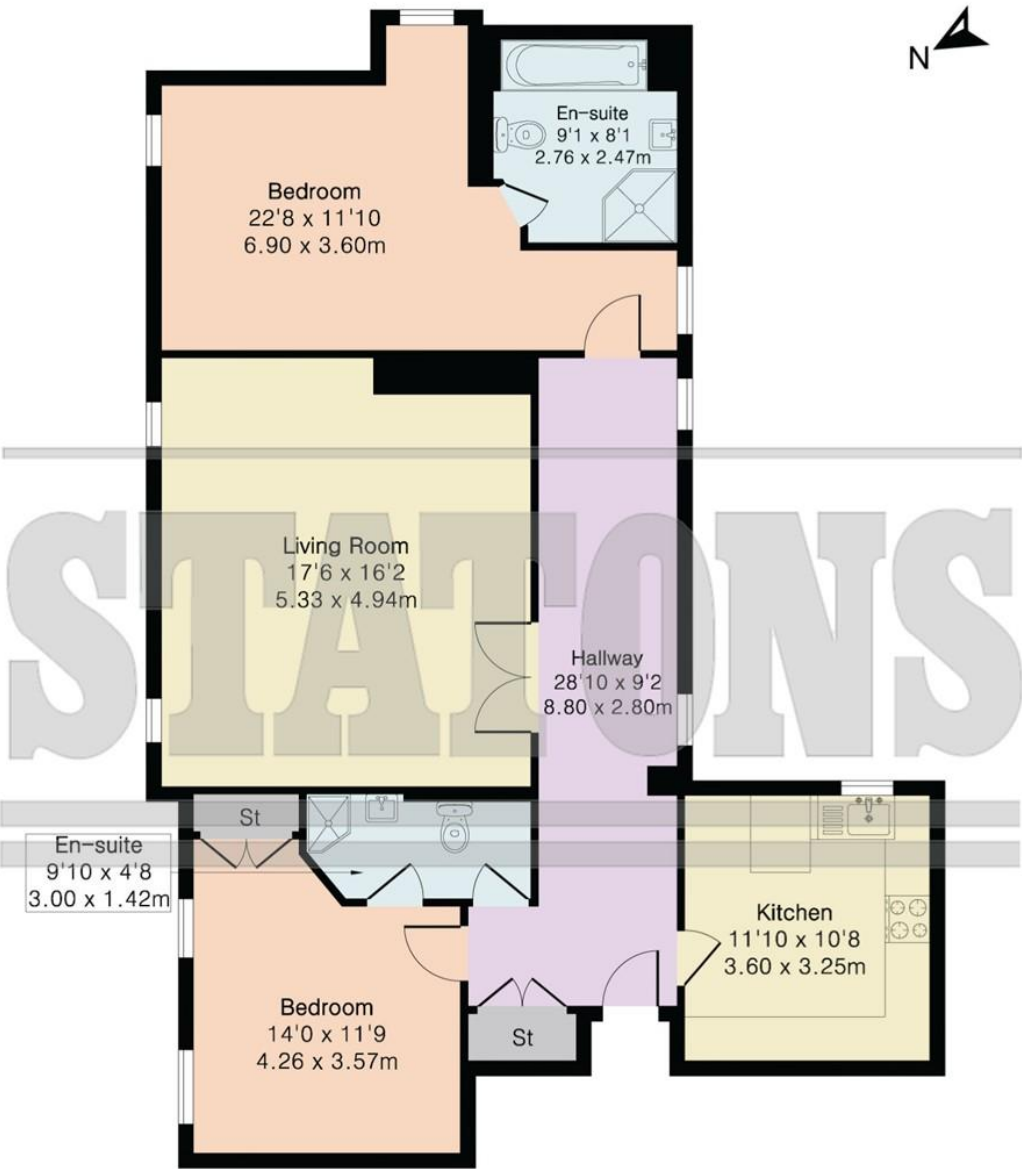
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Local Authority:
London Borough of
Barnet
Council Tax Band: G
Tenure: LEASEHOLD
Service Charge: £2,630
paid every 6 months
Ground Rent: £612



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.

Approximate Gross Internal Area 1162 sq ft - 108 sq m



Second Floor

