



Cockfosters Road, Hadley Wood, EN4 0JS

Murano House

The Penthouse at Murano House is a luxurious 4-bedroom penthouse apartment occupying the entire top floor with breath taking views across Hadley Wood Golf course to the West and undulating countryside of Ferney Hill to the East.

Murano House was built by award winning Fusion Residential and interior designed to a high specification and is truly impressive in style, design, technology and specification.

This stunning apartment benefits from a super room comprising open-plan lounge and dining area with bi-fold doors to private terrace, fully fitted designer kitchen, spacious master bedroom with separate walk in dressing room and en-suite bathroom, two further bedrooms with jack and jill bathrooms and bedroom 4/study, separate utility room and guest W.C. There is also a private concierge service at the development.

Approach: The apartment is approached via a security gated entrance with a driveway leading to underground parking with internal access to all floors. The beautiful communal entrance can be accessed from the front which in turn provides a secondary access to the apartment.

Location: Located on Cockfosters Road, Hadley Wood, Hertfordshire, Murano House is well set back from Cockfosters Road and enjoys beautiful views to the rear over the communal gardens and onto Hadley Wood golf course. Cockfosters tube station and the multiple shopping facilities of Cockfosters Parade are located within 0.7 miles of the apartment as well Trent Park which is also within walking distance. The M25 is a short drive away.



















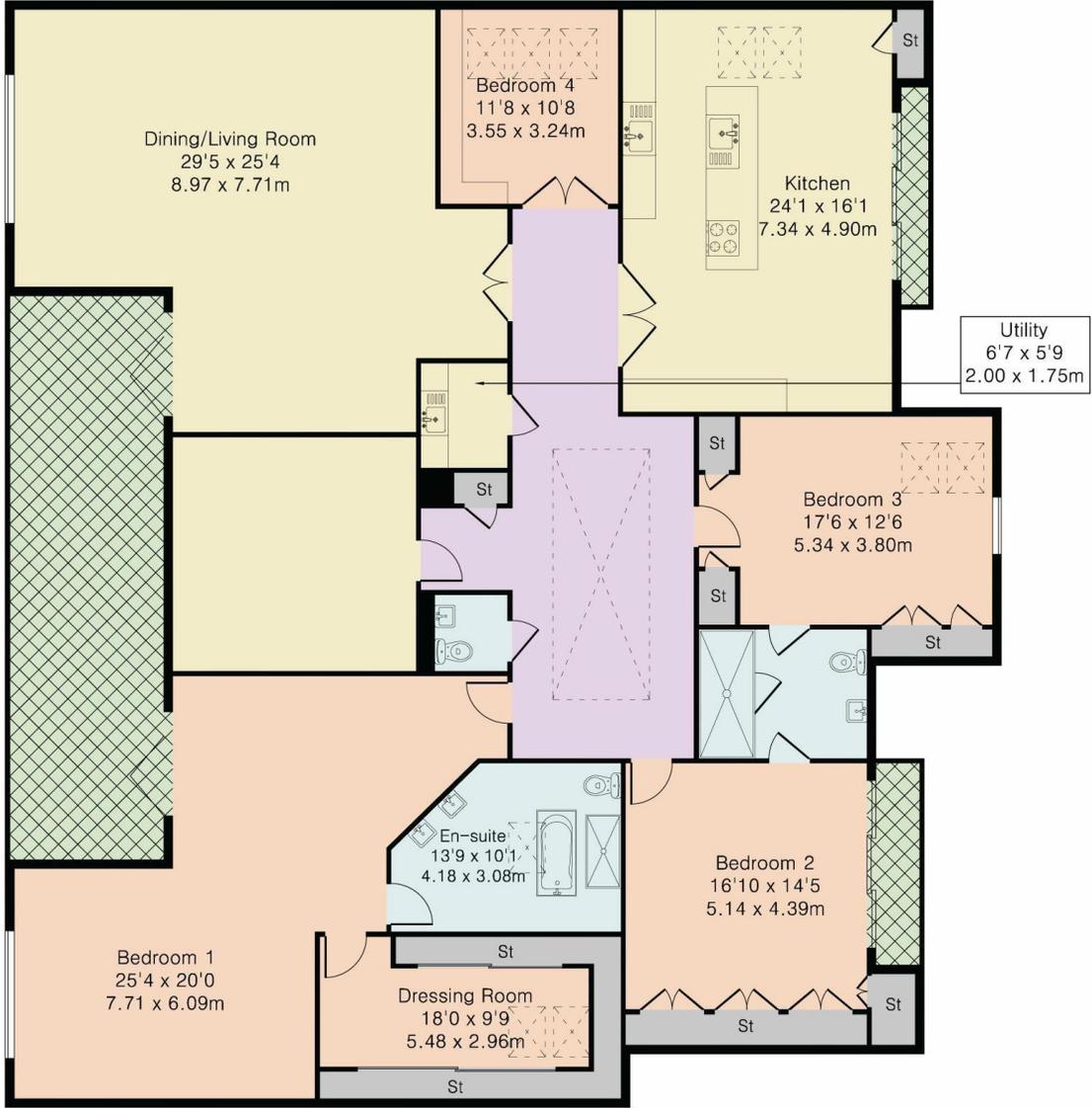


Energy Efficiency Rating

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

Approximate Gross Internal Area 3097 sq ft – 288 sq m

Council Tax: H
Local Authority: Enfield
Tenure: Leasehold
Service Charge: £12,000 per annum
Ground Rent: £600 per annum



Top Floor

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.

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