

**STATONS**



**Crestbay House**

**Lancaster Road**





Crestbay House  
Lancaster Avenue  
Hadley Wood  
EN4 0EP

AVAILABLE NOW. A ground floor newly converted 3 bedroom, 3 bathroom duplex apartment of circa 1,700 sq ft (excluding garden). This apartment boasts a large, level, rear garden, 3 en suite bathrooms, study, guest cloakroom, utility room and built-in storage to all bedrooms. In addition, this apartment comes with 1 Off Street Parking Space.












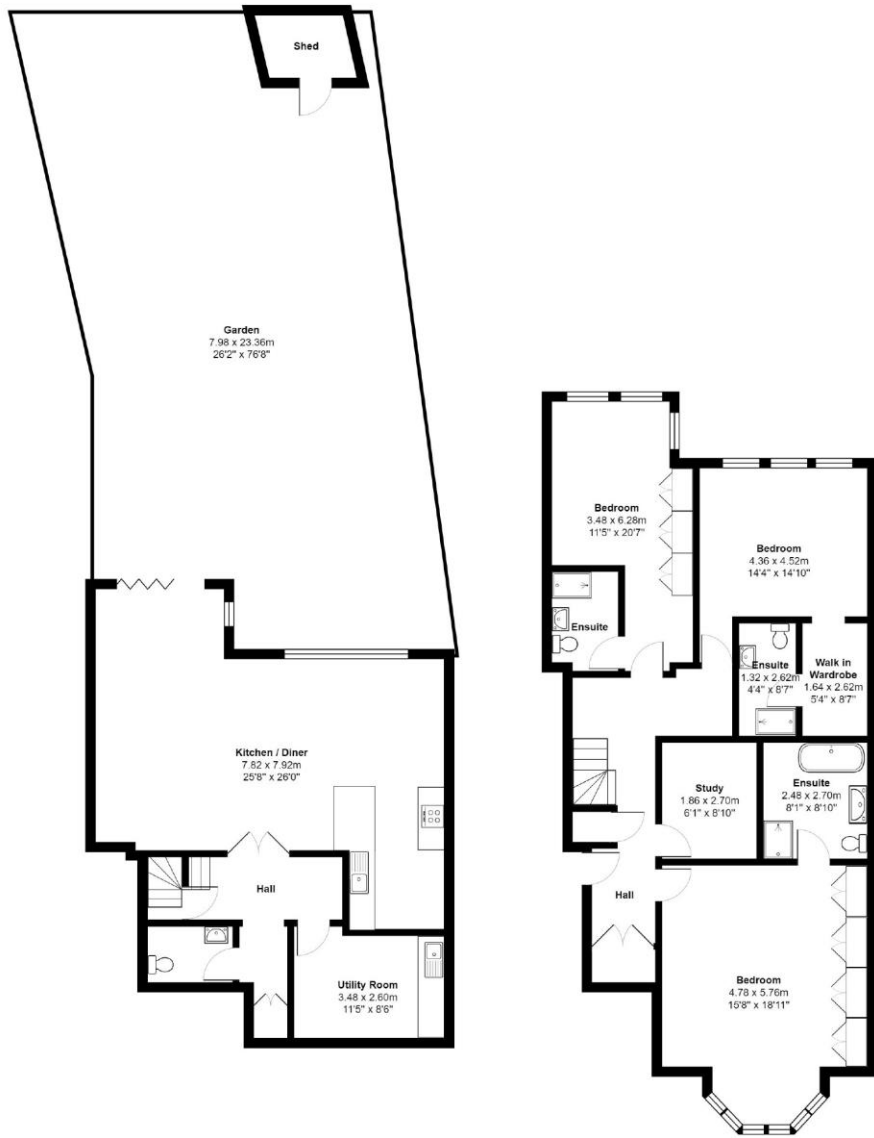








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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



Total Area: 158.0 m<sup>2</sup> ... 1701 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only



**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  
HADLEY PARADE

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1 HADLEY PARADE  
BARNET  
HERTS  
EN5 5SX

