

# STATONS



Garden Suite, Miram House, Cockfosters Road  
Hadley Wood, Hertfordshire  
£1,800 Per week Leasehold - share of freehold

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## Miram House, Cockfosters Road, Hadley Wood, EN4 0JS

Welcome to Garden Suite at the award winning MIRAM HOUSE. This outstanding three bedroom apartment boasts a fabulously appointed West facing garden which has been thoughtfully designed, with a stunning outdoor fireplace as well as evergreens and perennials for year round colour and coverage.

With majestic columns and intricate stonework, MIRAM HOUSE, which is a select development of six luxury three bedroom apartments including one four bedroom spectacular penthouse and one stunning three bedroom garden apartment set in spectacular landscaped gardens with its own communal tennis court and with views across Hadley Wood Golf Club. Each apartment will have two underground gated allocated parking spaces plus 6 visitor car parking spaces.

Elegant, spacious, opulent, luxurious, sumptuous, exquisite are just some of the words needed to describe MIRAM HOUSE.

You will be greeted by a uniformed concierge who will be beneath the shimmering dance of 10,290 hand cut Swarovski Crystals that will adorn the magnificent lobby chandelier, then through bespoke floor to ceiling doors into elegantly designed interiors with luxurious wall coverings. Stunning kitchens and gorgeous bathrooms with their Volcanic Limestone baths, that will gracefully sit on Italian porcelain, all of which will blend together effortlessly to create six truly unique apartments.

Central London is within 23 minutes. Located equidistant between Hadley Wood station (offering a regular service into Moorgate and Kings Cross stations) and Cockfosters underground stations (Piccadilly line). For travelling by road, the M25 is under 2 miles away which provides great access to all major motorway links and London airports.

Cockfosters is under a mile away and offers a large range of local shops, amenities and quality restaurants. Trent Park Country Park is also within easy reach with over 400 acres of meadows, lakes, woodland and historical sites. The accommodation comprises:



MIRAM HOUSE

APARTMENT SIX PLANS

### APARTMENT SIX

GARDEN SUITE

Fabulously appointed west facing garden, which has been thoughtfully designed, with a stunning outdoor fireplace and evergreen and perennials for all year round colour and coverage.

Computer generated illustrations for indicative only.

**APPROX. GROSS INTERNAL FLOOR AREA 2185 SQ FT**

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

DIMENSIONS	
Reception Hall	32'3" x 15'6" 9.84m x 5.44m
Drawing / Dining Room	23'7" x 15'5" 7.19m x 4.70m
Kitchen / Breakfast Room	23'3" x 11'1" 7.06m x 3.38m
Study	15'9" x 10'11" 4.70m x 3.32m
Master Bedroom	17' x 15'3" 5.10m x 4.64m
2nd Bedroom	15'2" x 12'6" 5.54m x 3.81m
Private Garden	65'30" x 45'3" 20.08m x 13.80m

#### 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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#### NEW HOMES SHOWCASE

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