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Manor Wood Lodge, Coombehurst Close, Barnet, EN4



Manor Wood Lodge

Finished to an exceptional standard, this spacious two-bedroom second-floor apartment extends to 992 sq ft and features a private all-weather balcony directly accessible from the living area.

Highlights include:

- Generous living/dining area with balcony access
- Master bedroom with fitted wardrobes and en-suite
- Luxury Minoli porcelain tiled flooring in kitchen and bathrooms
- Underfloor heating throughout
- Sleek kitchen with a full range of integrated Siemens appliances
- Secure allocated parking space behind gated entrance on Coombehurst Close

This apartment combines style, comfort, and security in an exclusive setting.

Location: Manor Wood Lodge is extremely well served for travel connections by road, rail and air. Cockfosters Underground Station is within walking distance, taking you into Leicester Square in less than 40 minutes. The M25 can be accessed in five minutes, with the A1(M) and the M1 easily reached, too. For international travel, London City Airport is 42 minutes' drive or 1 hour, 15 minutes on the tube, with Heathrow Airport around the same distance in the car.



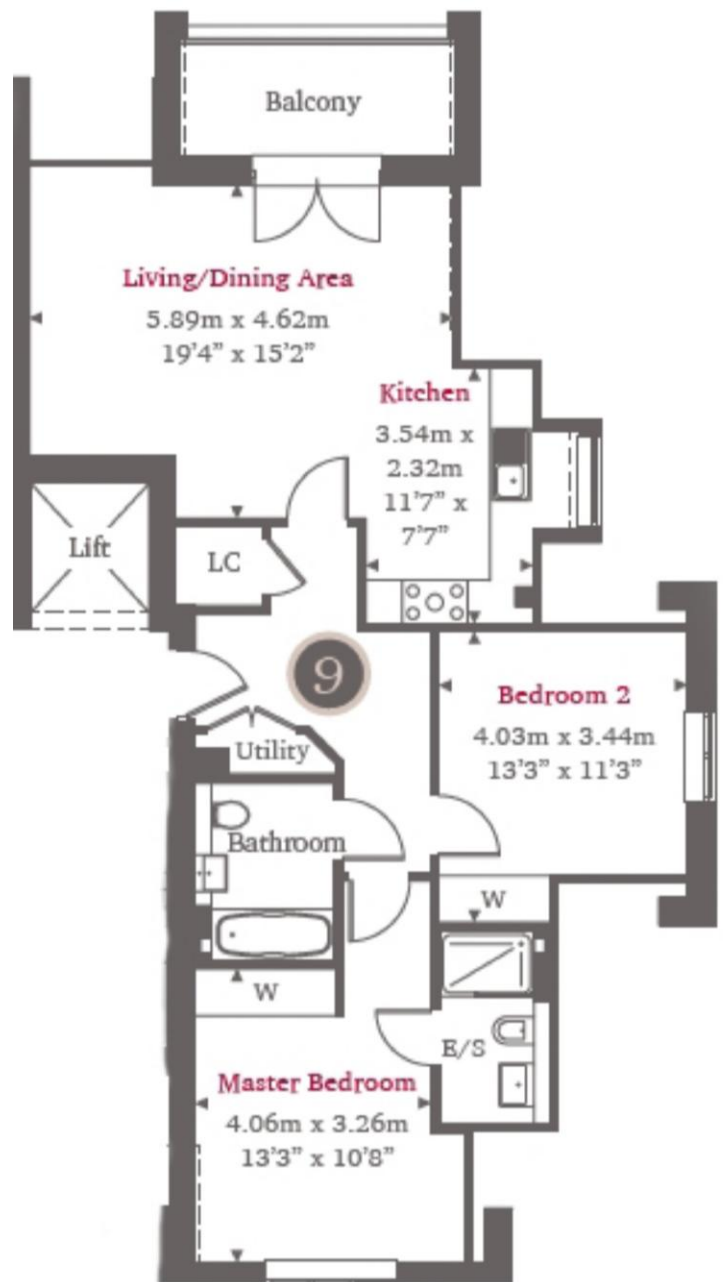








Council Tax: F
 Local Authority: Enfield
 Tenure: Leasehold
 Service Charge: £4389 per annum
 Ground Rent: £800 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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