

Sovereign Mews  
Hadley Wood, Hertfordshire, EN4 0JQ  
£634 Per week

**STATONS**

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Bedrooms 3 | Bathrooms 2 | Receptions 3





### 3 Sovereign Mews Hadley Wood, Hertfordshire EN4 0JQ



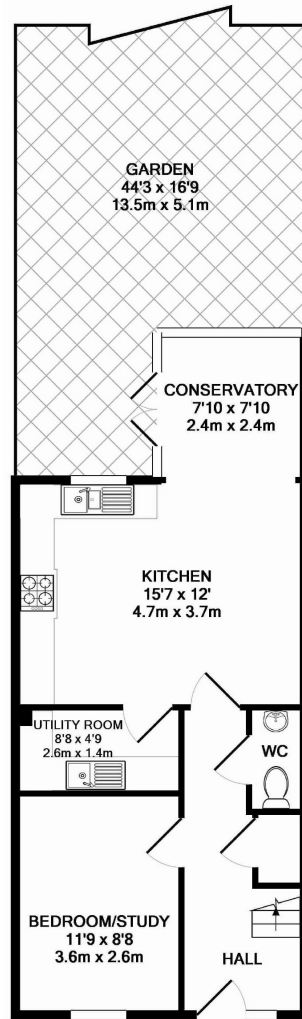
A stunning interior designed three/four bedroom mid-terraced family home arranged over 3 floors and situated within a modern gated development located indirectly off Cockfosters Road. This bright and beautifully presented townhouse has been completed to a high specification to enhance today's modern lifestyle living. On the ground floor there is a 4th bedroom/study, a well-proportioned and appointed kitchen/breakfast room with Siemens appliances, and with a separate utility room, a conservatory with views onto the rear garden and guest WC located off the entrance hall. The first floor accommodation consists of a lounge, bedroom three and a family bathroom with a further staircase leading to the second floor, which benefits from a master bedroom with en-suite shower room, and bedroom two. The property offers excellent storage space and has the added benefit of a garage en-bloc, parking for two cars, and is approached via an electronic gated entrance located directly off Bournwell Close which in turn is directly off Cockfosters Road.

The property is ideally located for all members of the family as Cockfosters tube station (Piccadilly Line) and multiple shopping facilities and amenities are within walking distance as are Trent Park and Trent School.

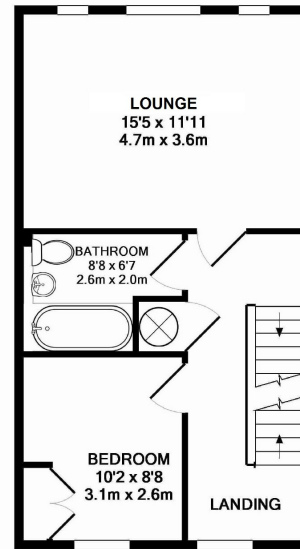
PLEASE NOTE: "In accordance with the Estate Agency Act 1979 we are obliged to report that this property is owned by an employee of Statons Estate Agents LLP".

For more information on this property please call our [Barnet Lettings Agents](#) on 0208 441 9796.

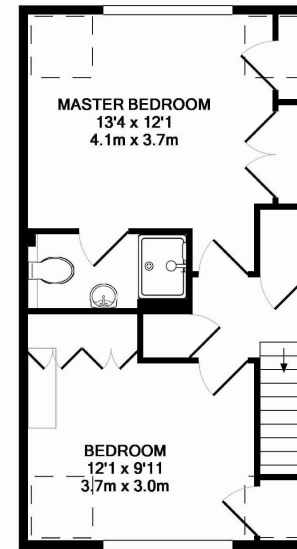




GROUND FLOOR  
APPROX. FLOOR  
AREA 501 SQ.FT.  
(46.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1379 SQ.FT. (128.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Current	Potential	Rating	Current	Potential
A (92-100)			A (12-50)		
B (81-91)			B (51-60)		
C (69-80)			C (61-70)		
D (55-68)			D (71-80)		
E (39-54)			E (81-90)		
F (29-38)			F (91-100)		
G (1-28)			G (101-120)		
Not energy efficient - lower rating costs EU Directive 2002/91/EC			Not environmentally friendly - lower CO <sub>2</sub> emissions EU Directive 2002/91/EC		

**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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