



Games Road
Barnet, EN4

Games Road

A beautifully presented two double bedroom first-floor apartment, set within an elegant share of freehold Neo-Georgian block in Hadley Wood.

This bright and spacious home enjoys idyllic views across the greenery of Hadley Wood and benefits from a private garage and residential parking.

The welcoming entrance hall, enhanced with stylish wall panelling and practical storage cupboards, leads into an expansive lounge extending over 21+ ft in length. Perfect for both relaxation and entertaining, the space comfortably accommodates a dining area for family meals and gatherings.

The modern kitchen has been thoughtfully designed with sleek quartz worktops, integrated appliances, and comes complete with a bespoke handcrafted wooden dining table and bench set. Both bathrooms - a guest W/C and a separate family bathroom - have been tastefully tiled with a contemporary finish.

There are two generous double bedrooms, with the principal room featuring fitted wardrobes, while the second bedroom, like the lounge, enjoys picturesque green views overlooking Hadley Wood.

Ideally positioned, the apartment is just a short walk from Cockfosters Road with its array of shops, cafés, and restaurants.

Excellent transport links are within easy reach, including Cockfosters Underground Station (Piccadilly Line, 0.4 miles) and New Barnet Station (Great Northern, 0.9 miles), offering direct connections to Finsbury Park, Moorgate, and Kings Cross. For drivers, the M25, M1, and A1 are all easily accessible from this home.

Plans have been approved to make changes and enhancements to this block - further details can be provided.





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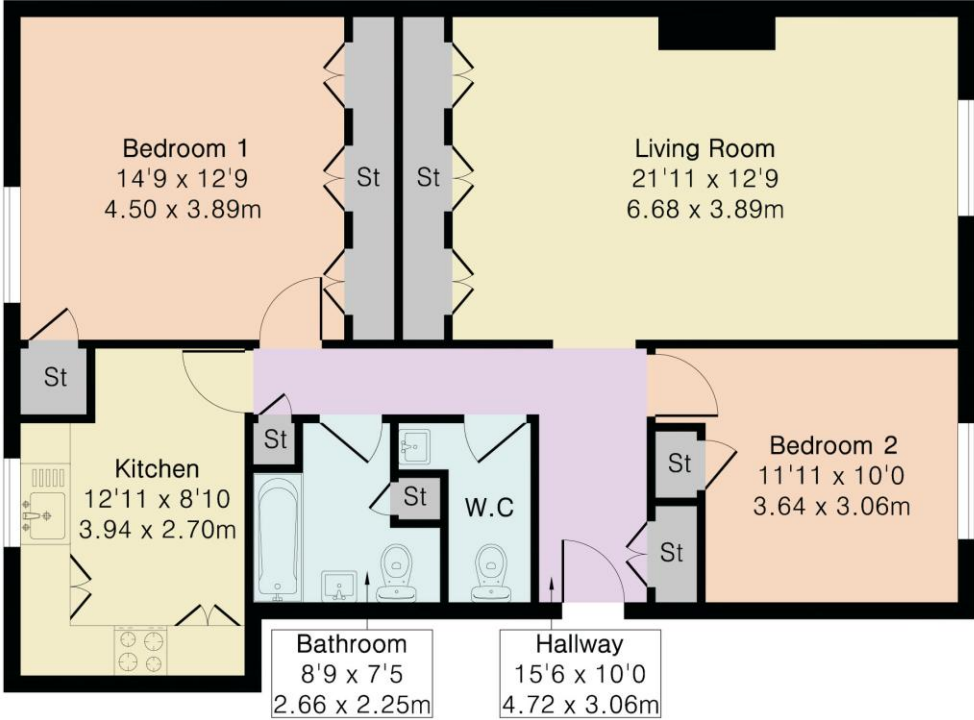
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Council Tax: F
 Local Authority: Barnet
 Tenure: Share of Freehold
 Service Charge: £2,050 per annum

Approximate Gross Internal Area 882 sq ft - 82 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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