

THE CHURCHWOOD

THE PUMP HOUSE
HADLEY ROAD



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THE PUMP HOUSE, HADLEY ROAD, HERTS, EN2 8LA

This luxury three bedroom, second floor apartment has a private roof terrace with panoramic views of greenbelt and the London skyline. The apartment is approximately 1800 sq ft and offers versatile and flexible living accommodation for either someone up scaling or downsizing. The apartment is also fitted out with the latest technology with hard wired Ethernet cabling and speaker systems which is perfect for home working or your own entertainment.

The Pump House is set in its own exclusive grounds, located in an idyllic countryside setting with city views, yet only a short drive from Hadley Wood and Cockfosters stations.

The apartment can be accessed via the luxurious communal parts or direct access via a lift into the apartment with a personal secure pin code. As you enter the apartment there is a spacious entrance hallway that leads to all the bedrooms, utility room and a store cupboard. There is also a set of double doors that take you into the super room that consists a living dining and kitchen which has a range of Miele integrated appliances and a Quooker tap.

The master suite has a beautifully appointed en suite shower room and adjoins a dressing area with a range of contemporary designed built in wardrobes.

The third double bedroom also has a staircase that has a retractable roof which leads to a roof terrace which is perfect for entertaining or enjoying serene views that this elevated positions offers.

The property also has the added benefit of a secure underground parking space and a separate garage which is perfect for storage and holding a car due to its ample size.

The communal grounds offer a lovely space for outdoors entertaining or relaxation. This conversion of a 1902 built Pump House is truly special with such a high specification and all the amenities it offers.













Hadley Road, EN2

Approximate Area = 1581 sq ft / 146.9 sq m

Limited Use Area(s) = 2 sq ft / 0.2 sq m

Garage = 225 sq ft / 20.9 sq m

Total = 1808 sq ft / 168 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(91-100) A				(10-50) A			
(81-90) B				(60-80) B			
(69-80) C				(40-60) C			
(55-68) D				(20-40) D			
(39-54) E				(10-20) E			
(29-38) F				(1-10) F			
(1-28) G							
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Statons. REF: 613404

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