

The Strauss, Amara Lodge
Hadley Wood, Herts, EN4 0JT
Price £1,195,000 Leasehold

STATONS

Tel: 020 8440 9797
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Bedrooms 3 | Bathrooms 2 | Receptions 1





**The Strauss, 7 Amara Lodge
Hadley Wood, Herts
EN4 0JT**



A modern and luxurious two/three bedroom garden apartment located within Amara Lodge on Cockfosters Road, Hadley Wood, Hertfordshire. The apartment was built by award winning Fusion Residential in 2009 within an exclusive collection of 15 modern luxury apartments.

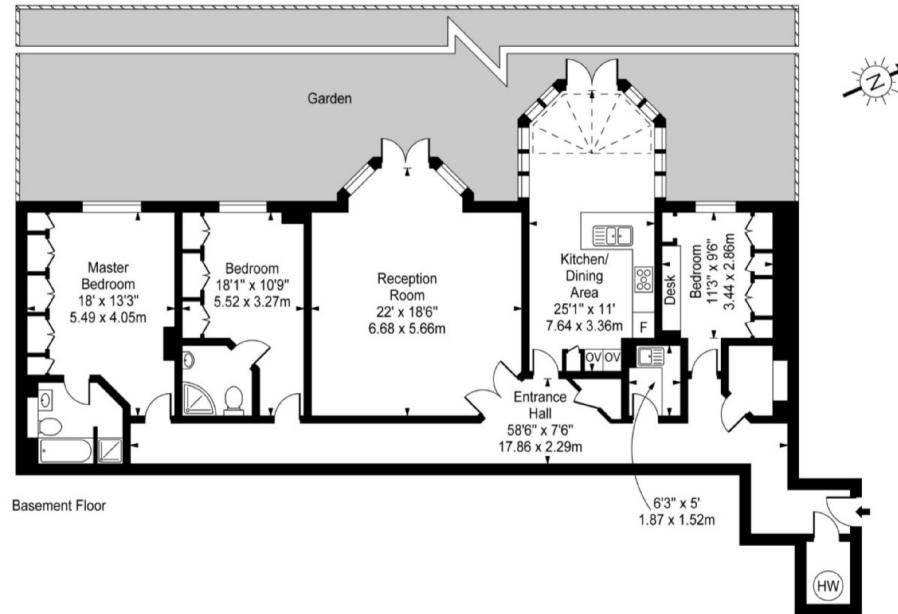
With a majestic front elevation and boasting gated underground parking, a wide sweeping carriage driveway, large terraces as well as private concierge facilities, Amara Lodge is one of the most prestigious and coveted address in Hadley Wood.

- ** CONCIERGE **LIVING/DINING ROOM ** KITCHEN/BREAKFAST ROOM
- ** UTILITY ROOM ** CLOAKROOM ** MASTER BEDROOM ** LUXURY EN-SUITE BATHROOM ** BEDROOM 2
- ** LUXURY EN-SUITE SHOWER ROOM ** BEDROOM 3/STUDY
- ** LARGE PRIVATE WEST FACING TERRACE WITH GARDEN
- ** UNDERGROUND PARKING FOR 2 CARS ** INDIVIDUALLY DESIGNED POGGENPOHL KITCHEN/DINING ROOM WITH INTEGRATED MIELE APPLIANCES ** C.P. HART BATHROOMS WITH HANS GROHE AXOR RANGE TAPS ** AIR CONDITIONING
- ** INTEGRATED AQUAVISION WATERPROOF TV ** UNDERFLOOR HEATING

Located:- Situated within easy reach of Cockfosters with its multiple shops, restaurants and Piccadilly Line underground station. Trent Country Park, a 400 acre oasis of meadows, woodlands and lakes is close at hand and the M25 is a short drive away.

For more [properties for sale in Hadley Wood](#) please call our Hadley Wood team 0208 440 9797 .





Basement Floor

Approx. Gross Internal Area 1700 Sq Ft - 157.98 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.pmsupply.co.uk Ref. No. 27308
This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
82	84		81	82	

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions
Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Features Include

- Luxurious Garden Apartment • Concierge • 3 Bedrooms • Leashold 118 years remaining • Large Private West Facing Terrace With Garden

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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