

**Cockfosters Road, Hadley Wood, EN4 0JT**



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# Cockfosters Road

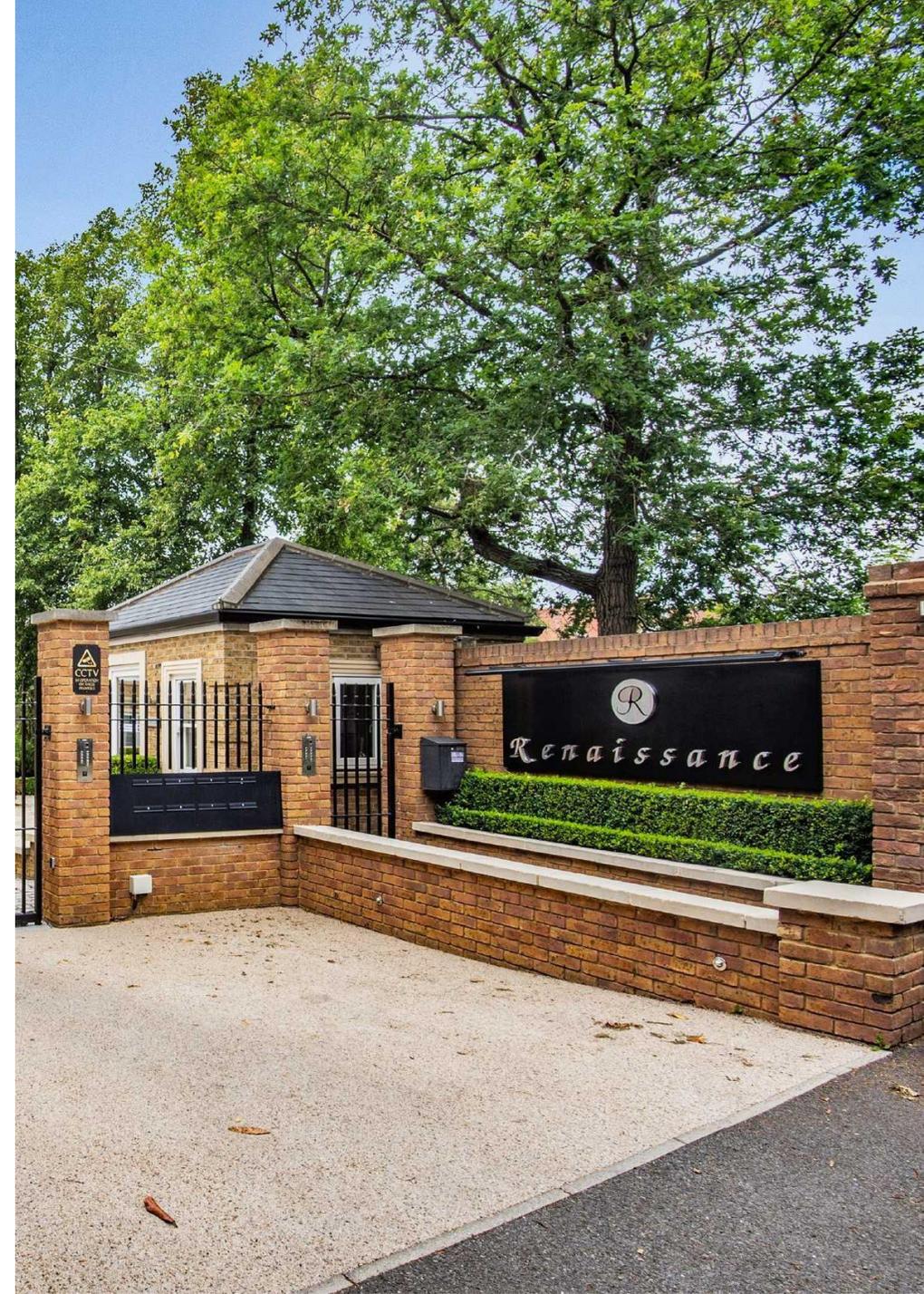
An exceptional and luxurious award winning first floor apartment with fabulous southwest facing terrace.

This outstanding apartment is approximately 2434 sq ft and benefits from an abundance of natural light.

The accommodation comprises of lounge, three magnificent super-sized bedrooms, three hotel style bathrooms, exceptional designer kitchen being fully equipped with Gaggenau/Miele appliances.

Further benefits include underfloor heating, comfort cooling, Rako lighting, alarm system, concierge service, security gated entrance with driveway leading to the underground parking with two allocated parking spaces, a large storage cupboard and access to lift.

Location: Central London is within 23 minutes. Located equidistant between Hadley Wood station (offering a regular service into Moorgate and Kings Cross stations) and Cockfosters underground stations (Piccadilly line). For travelling by road, the M25 is under 2 miles away which provides great access to all major motorway links and London airports.





























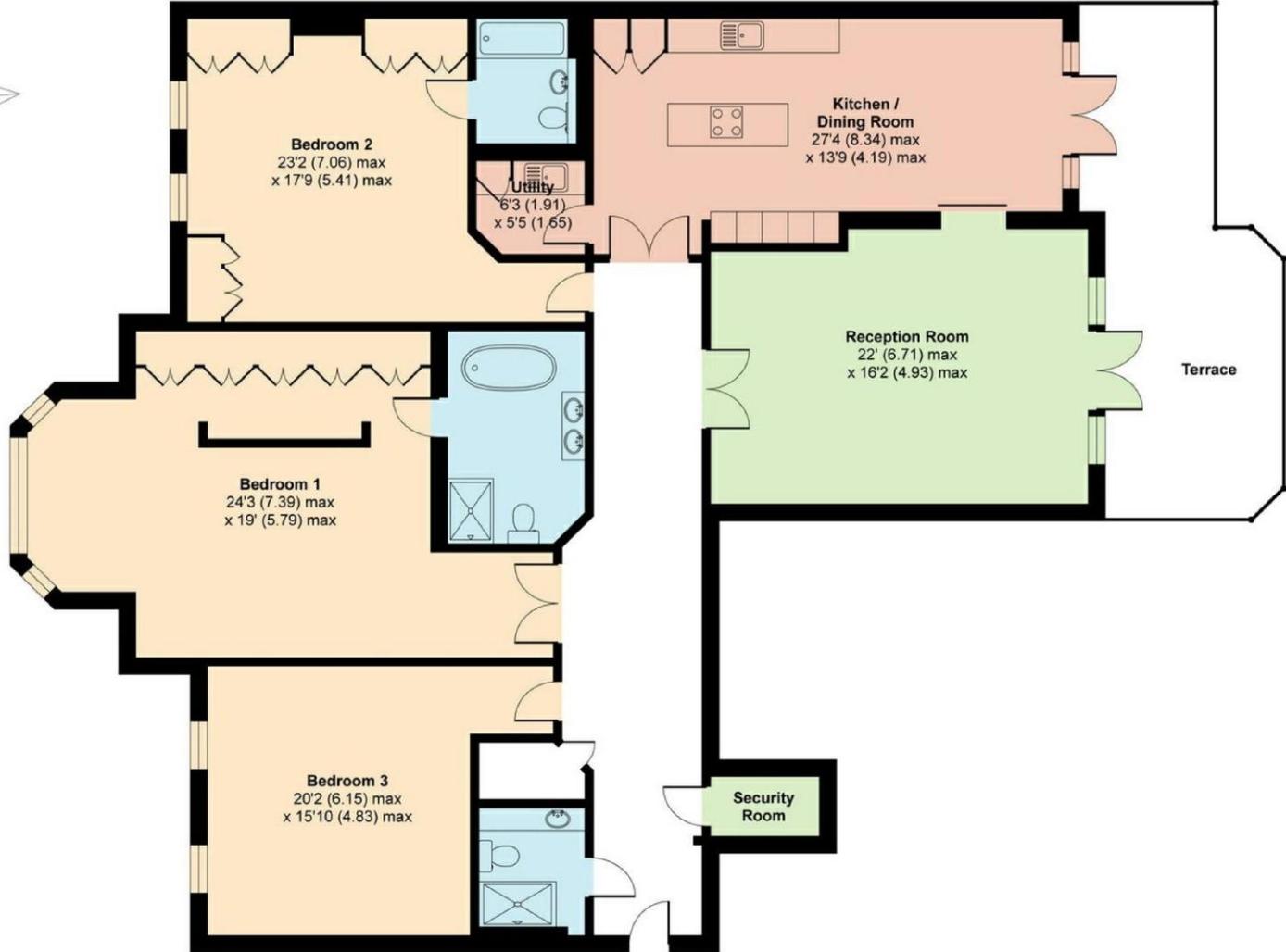
Council Tax: H  
 Local Authority: Enfield  
 Tenure: Share of Freehold  
 Service Charge: £14,500 per annum

# Cockfosters Road, Barnet, EN4

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)		88	88
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Statons. REF: 752451

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## STATONS HADLEY WOOD

10 CRESCENT WEST  
HADLEY WOOD  
HERTS  
EN4 0EJ

0208 440 9797  
[hadley@statons.com](mailto:hadley@statons.com)