



Hambleton Court

Crescent East, Hadley Wood, Hertfordshire, EN4



Hambledon Court

This spacious 3-bedroom Duplex Penthouse Apartment is in the very heart of Hadley Wood. The property is laden with character and modern design and offers off street parking, generous room sizes and two forms of outside space including a roof terrace and a separate balcony.

As you enter the property the hallway leads to a bright and spacious open plan super room with double height ceiling and quadruple aspect windows providing lots of light. The modern fitted kitchen has a range of high gloss units with granite work tops and a range of 'Miele' integrated appliances. To the rear of the room is a balcony. The primary suite is positioned to the rear of the hallway and has a range of bespoke built in wardrobes and a luxurious ensuite bathroom. The guest suite is also a lovely sized double bedroom. To complete the accommodation on this floor there is a guest shower room with a double shower and a separate WC and vanity unit.

Stairs from the hallway lead you to the first floor that comprises of a further guest shower room and a further bedroom / study which leads to the private and secluded roof terrace.

The property also has lift and private allocated parking to the front of the property.

Location:- Set in the heart of Hadley Wood's conservation area within a short walk of Hadley Wood's local shops, mainline station, primary school, golf and tennis clubs. Additional amenities are provided at High Barnet, Potters Bar and Cockfosters and the M25 is a short drive away. There are many excellent schools within easy reach and recreational pursuits are well catered for, including Trent Park.



























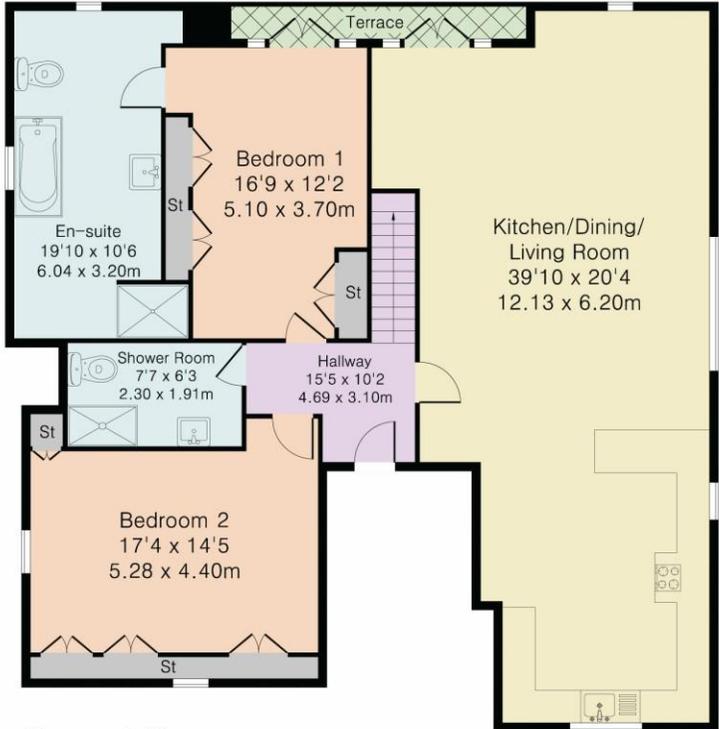




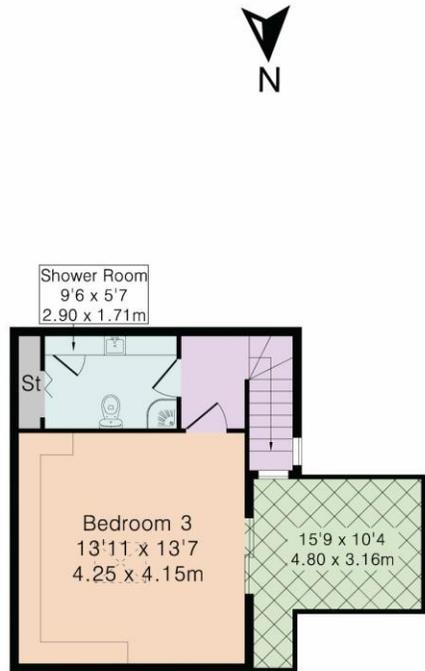
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax: G
Local Authority: Enfield
Tenure: Leasehold
Service Charge: Approx £5,000 per annum
Ground Rent: £300 per annum

Approximate Gross Internal Area 1762 sq ft – 163 sq m
 Second Floor Area 1469 sq ft – 136 sq m
 Third Floor Area 293 sq ft – 27 sq m



Second Floor



Third Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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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HADLEY WOOD

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