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# Beech Hill

## Hadley Wood







# Flat 8, Beulah Court 47 Beech Hill Hadley Wood EN4 0JW

An extremely well presented first floor apartment with balcony in this unique development situated on Hadley Wood's premier road within easy reach of golf course, local shops primary school and mainline station. The M25 is a short drive away.

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Approach: Tarmacadam driveway leads into the development via electrically operated security gates with allocated parking behind. Communal entrance hallway provides direct access to the first floor apartment.

Location:- Situated on Hadley Wood's premier road within easy reach of golf course, tennis club, local shops including café, restaurant, hairdressers and fitness club. Hadley Wood Primary School and mainline station are also close by. The M25 is a short drive away.









CHARLIE'S AT THE PUB

AMERICAN PAPER

BREAD







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lights



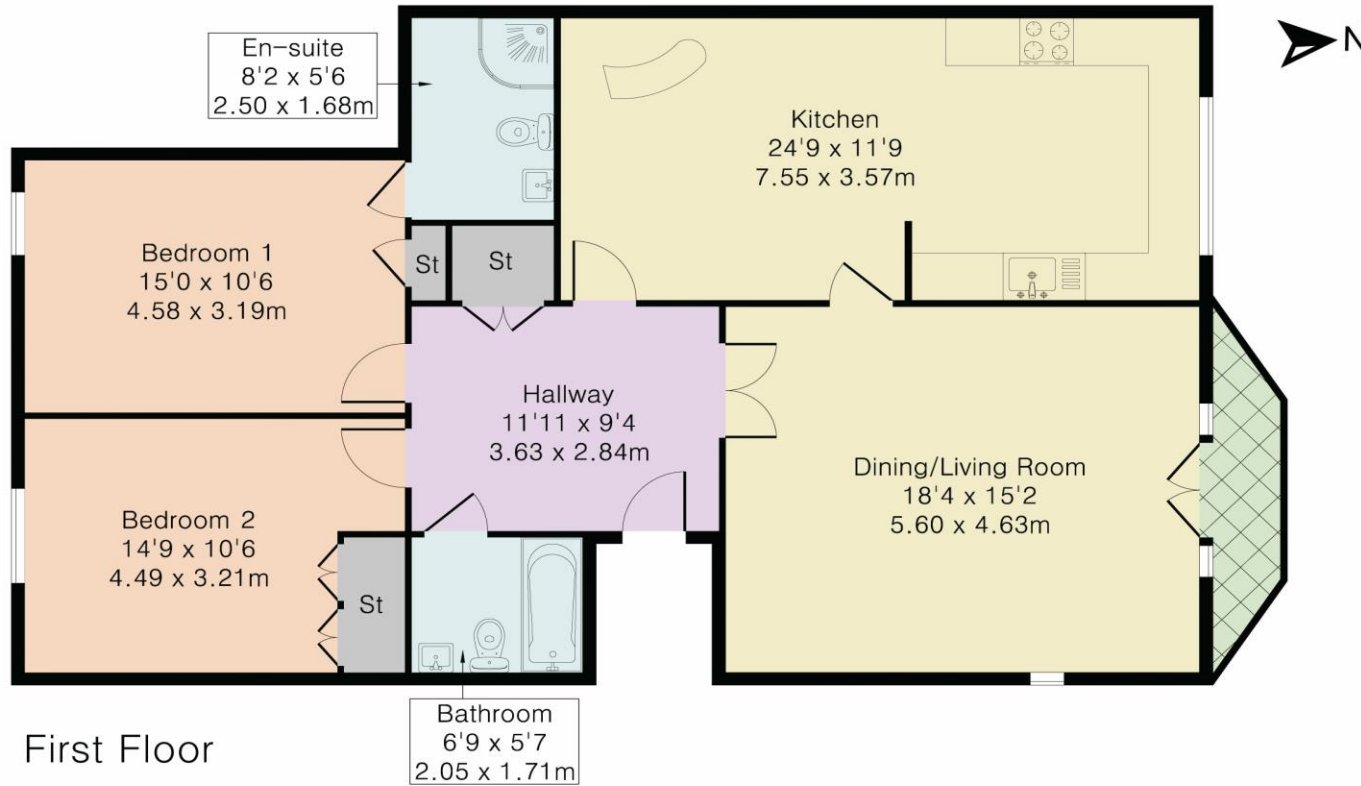




Approximate Gross Internal Area 1116 sq ft – 104 sq m



Local Authority: Enfield  
Council Tax Band: H  
Tenure: Share of Freehold



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		83	85
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		86	88
	EU Directive 2002/91/EC		



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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