



Amara Lodge, Cockfosters Road, Hadley Wood, EN4

Amara Lodge

A beautifully presented three bedrooms, modern and luxurious apartment located within Amara Lodge on Cockfosters Road.

The apartment has been enhanced with a new intelligence lighting and smart home entertainment system along with the added comfort of air-conditioning.

The property also has a gated underground parking, a wide sweeping carriage driveway and a large terrace as well as private concierge facilities.

Greeted by a welcoming entrance hall with doors leading to the rest of the accommodation - a spacious lounge with dining area and access to a west facing terrace, the property benefits from a modern newly fitted kitchen with a range of Miele integrated appliances that include two fridge freezers, Quooker tap, two Miele ovens and a combination microwave oven along with a plate warming drawer. There is also an integrated Miele dishwasher and a waste disposal. Double doors lead from the kitchen to a private terrace.

The main bedroom with access to balcony, dressing room and end-suite. Bedroom two which also includes an en-suite, and bedroom three which is currently being used as a study. There is also a guest WC and a large utility room. To the front of this imposing building sits the concierge quarters and a sweeping driveway that leads to the underground parking where there are two allocated spaces, storage cupboard and access to the lift.

Location: Situated within easy reach of Cockfosters with its multiple shops, restaurants, and Piccadilly Line underground station. Trent Country Park and the M25 is a short drive away.









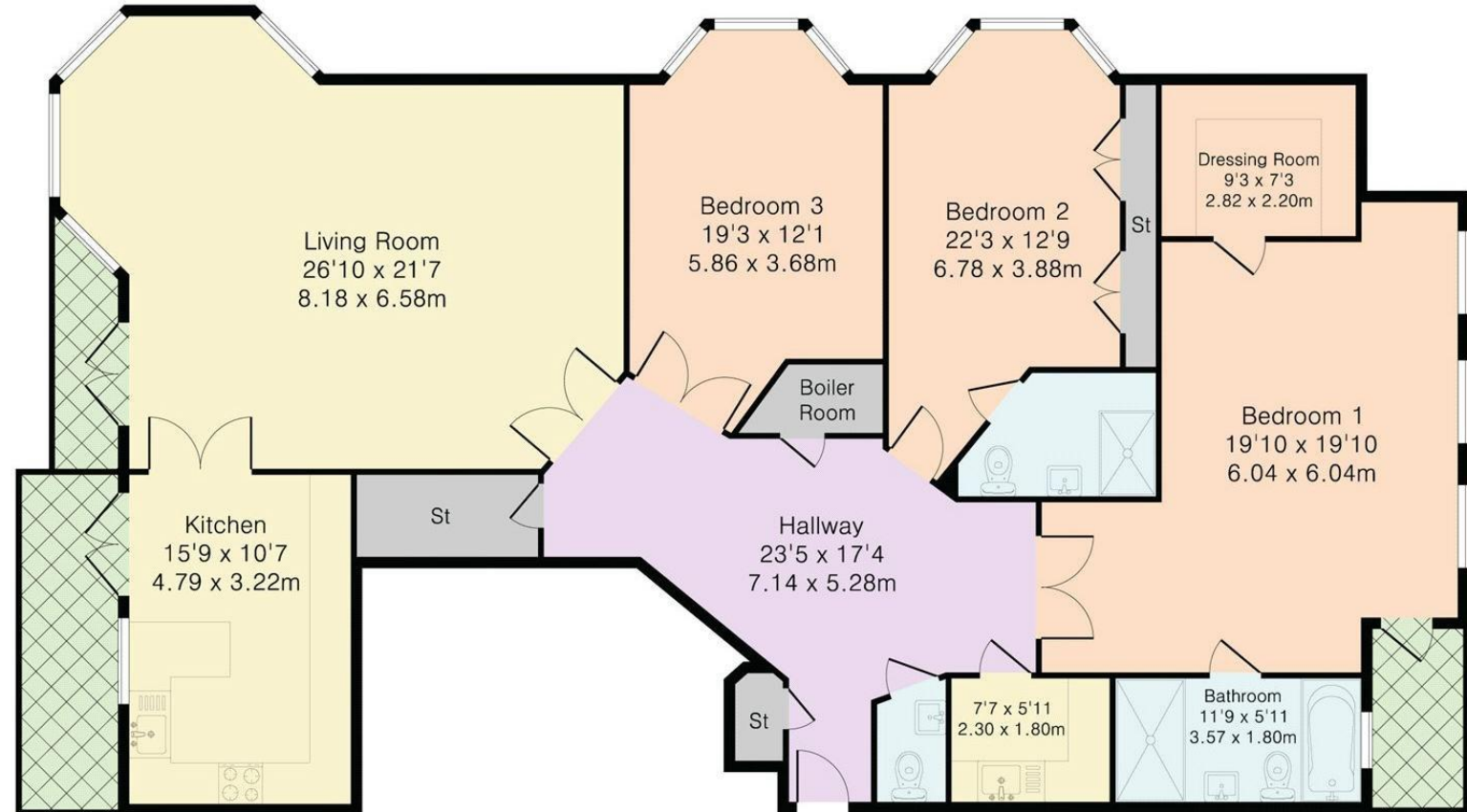


Council Tax: H
Local Authority: Enfield
Tenure: Leasehold
Service Charge: £7,400 per annum
Ground Rent: £250 per annum

Approximate Gross Internal Area 1972 sq ft – 183 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(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	



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.



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