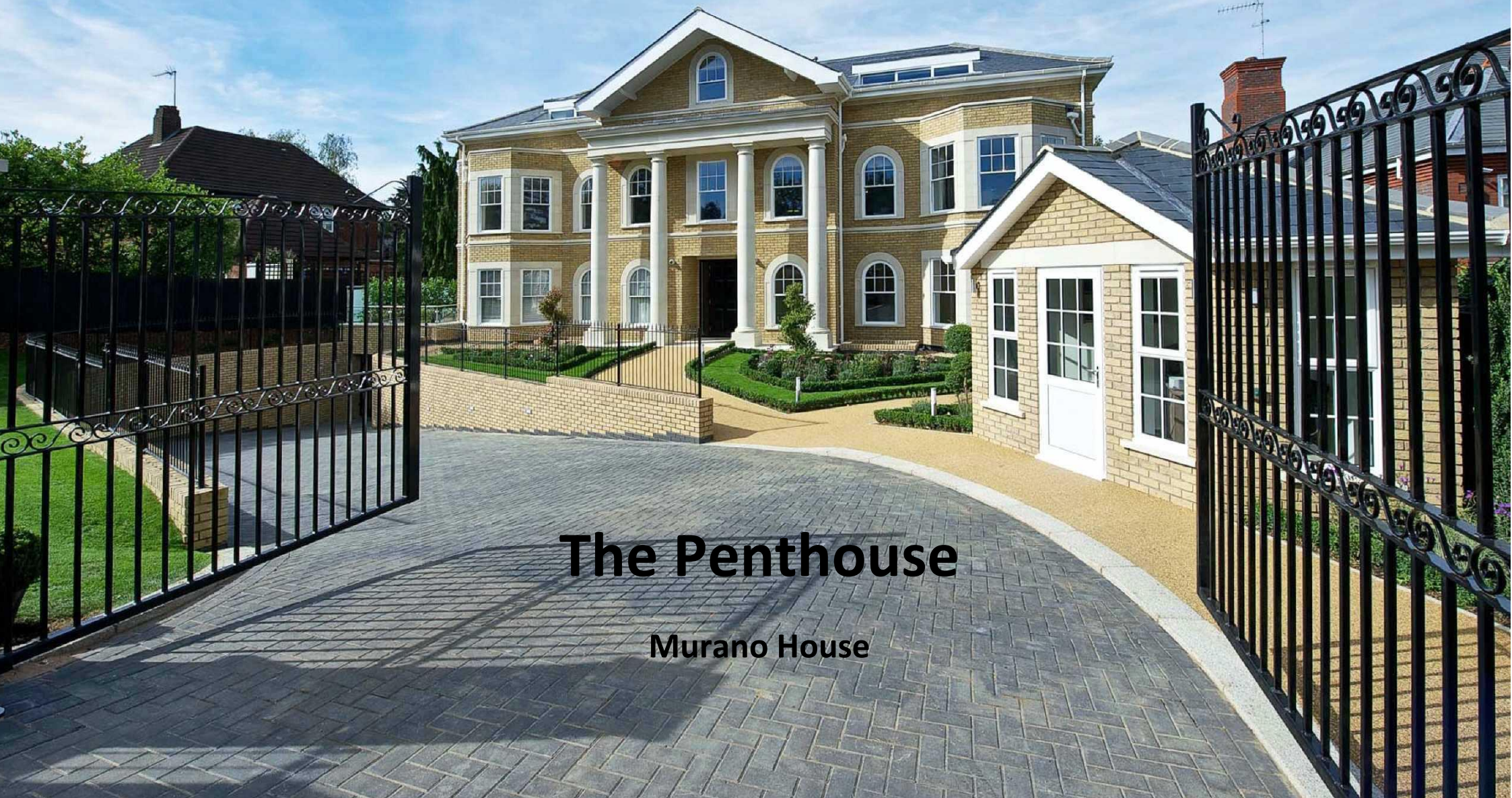


**STATONS**



# The Penthouse

Murano House





The Penthouse  
Murano House  
Cockfosters Road  
Hadley Wood  
EN4 0JS

This outstanding penthouse apartment is truly impressive in style, design, technology and specification. It has been carefully planned to unite the beauty of the undulating countryside of Ferry Hill to the east, with the breath taking views across the renowned Hadley Wood Golf Course to the West. The apartment boasts a private lift that will transport you directly from the secure underground parking directly to the Penthouse level.

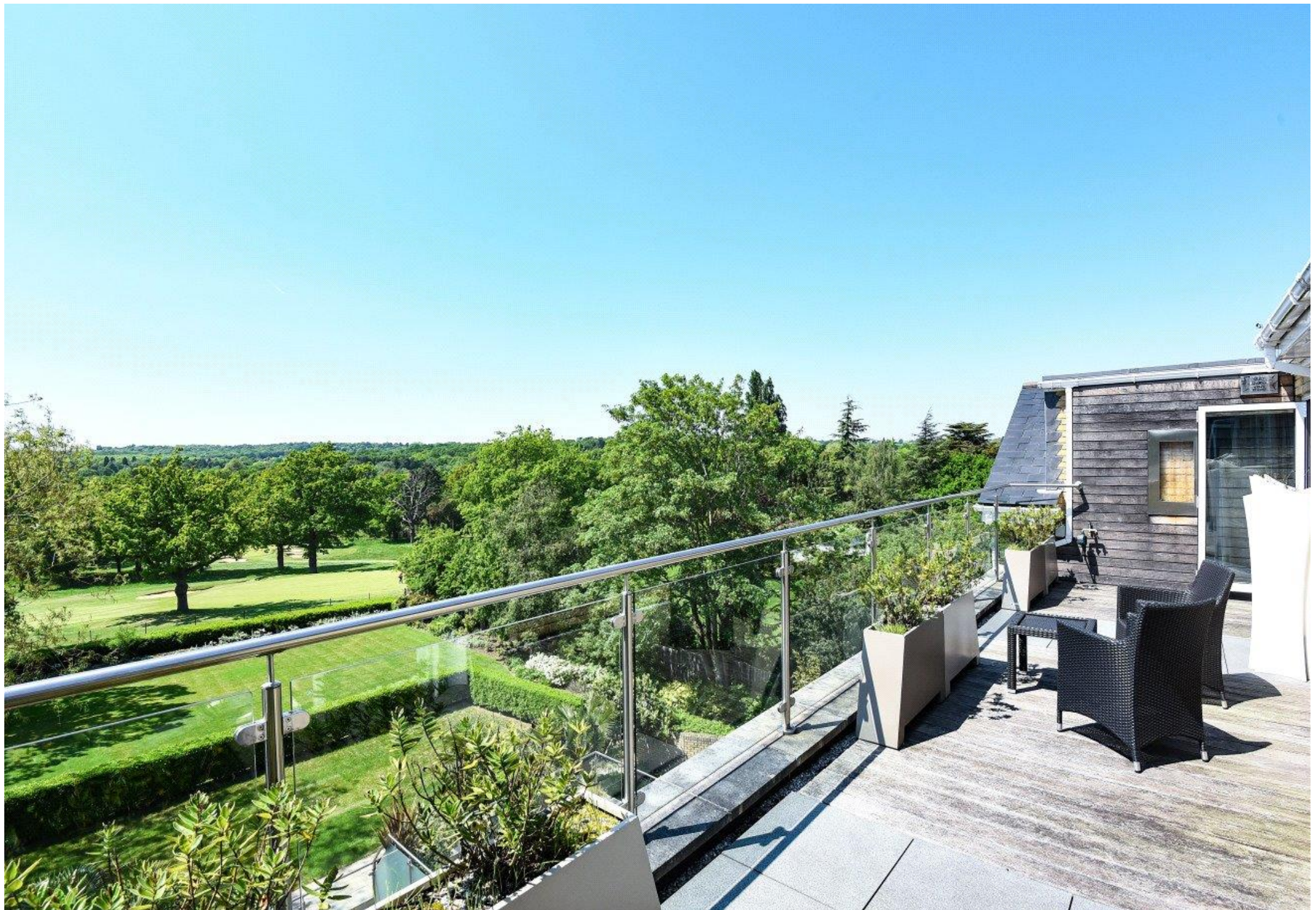
This penthouse apartment is set in an exclusive development of just 4 luxury apartments created by award winning Fusion Residential. The development boasts a majestic front elevation, gated underground parking and large terraces.







































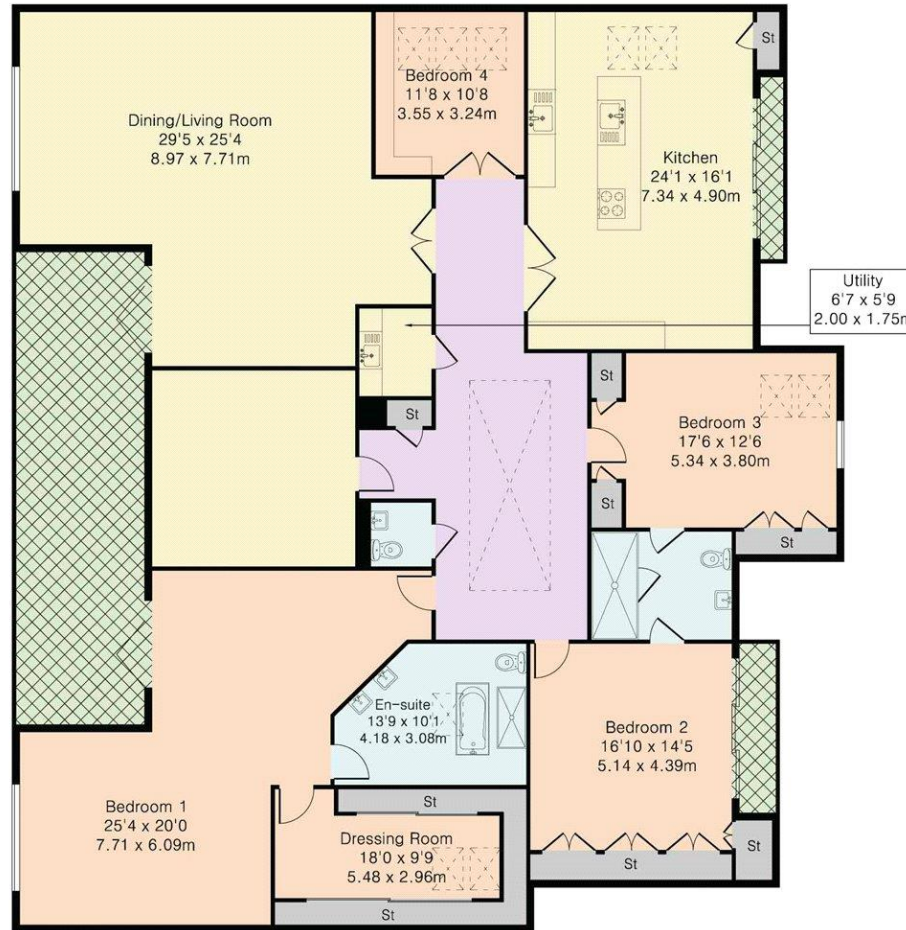








Approximate Gross Internal Area 3097 sq ft – 288 sq m



Top Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</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>		
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.



**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 size are approximate. All dimensions include wardrobe spaces where applicable.



# **STATONS**

## **STATONS PREMIER LETTINGS**

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HERTS  
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