

**STATONS**

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Crescent West, Hadley Wood, EN4 0EJ



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Spacious and well-maintained, this affordable upper floor apartment boasts 2 bedrooms and a balcony. Conveniently located, it offers easy accessibility and is perfect for those seeking a comfortable and affordable home. Don't miss the opportunity to make this charming property your own.

**Location:** Situated in the heart of Hadley Wood's conservation area within easy reach of local shops, Hadley Wood primary school and main line station. Hadley Wood golf and tennis club are close at hand and the M25 is a short drive away.











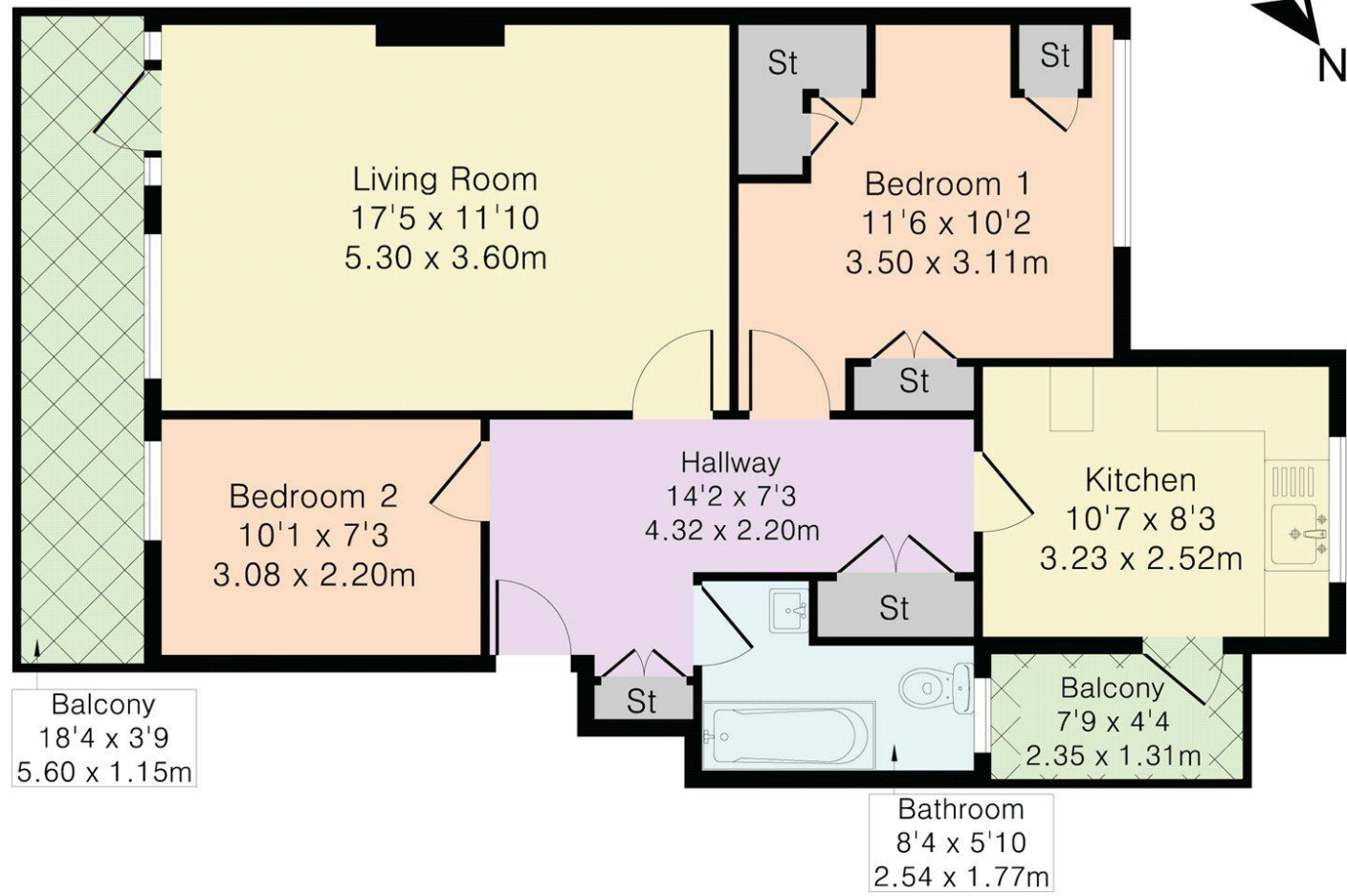








Approximate Gross Internal Area 650 sq ft – 60 sq m



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.




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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Council Tax - C**  
**Local Authority - Enfield**

**STATONS**  
**HADLEY WOOD**

10 Crescent West  
Hadley Wood  
EN4 0EJ  
0208 440 9797  
Hadley.office@statons.com