



Pemberley
House

Intercom system with a numeric keypad and a speaker.

FIRE ACCESS

Cockfosters Road

Introducing this luxury first-floor apartment boasting three bedrooms, located in a sought-after area. This property offers a contemporary living space with modern fixtures and fittings throughout. The apartment features a roof terrace and balcony, providing a perfect spot to unwind and enjoy the views over Hadley Wood Golf Club. Residents can also benefit from the well-maintained communal gardens.

As you enter the property you are first welcomed by a spacious reception hallway. The hallway leads a kitchen diner family room which has a contemporary kitchen with 20mm granite surfaces, and a range of Miele integrated appliances. A set of bi-folding doors lead to the rear terrace. The living room is entered via double doors from the hall and has pocket doors leading to the kitchen diner. A set of bi-folding doors open to the rear garden.

The apartment has three double bedrooms with the third room currently being used as a study.

Bedroom two has a built-in wardrobe and a well-appointed ensuite shower room with high quality sanitary ware and finishings. The principal suite has a walking dressing room and an exquisite 5-piece ensuite bath / shower room with two-piece vanity unit and WC with the addition of Television (TV) along with access to a private balcony.

To complete the accommodation there is also a separate laundry room, 3 storerooms and a guest WC which is accessed from the hallway.

Further benefits include underfloor heating, air-conditioning, intelligence lighting system, alarm system, security gated entrance with driveway leading to the underground parking with two allocated parking spaces and approximately 7 visitors' spaces.

Location: Central London is within 23 minutes. Located equidistant between Hadley Wood station (offering a regular service into Moorgate and Kings Cross stations) and Cockfosters underground stations (Piccadilly line). For travelling by road, the M25 is under 2 miles away which provides great access to all major motorway links and London airports.



















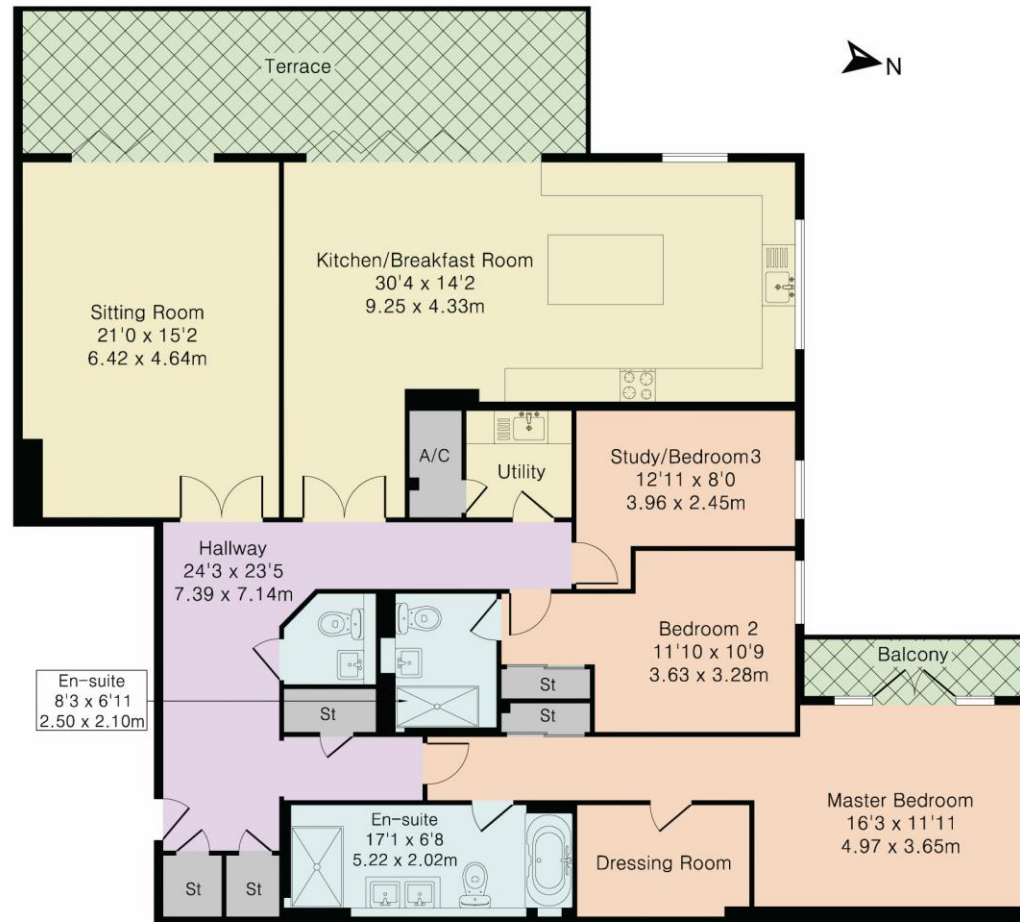








Approximate Gross Internal Area 2027 sq ft – 188 sq m



Ground 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.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	90	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - G
Local Authority – Enfield

STATONS HADLEY WOOD

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