

Rookstone, Lancaster Avenue, Hadley Wood, EN4 0EP



Rookstone

Welcome to this beautifully presented first floor apartment approximately 1,645 square feet, comprising of private entrance, 3 bedrooms, 3 bathrooms of which 2 are ensuite, 2 living rooms, eat-in kitchen, private garden, large communal garden, with allocated off street parking.

Perfect for those seeking a spacious and stylish home in a desirable location.

The main living space comprises a bright and spacious lounge/dining area that leads into a modern fitted kitchen equipped with a range of integrated appliances.

This floor also features a family bathroom and two double bedrooms, both with fitted wardrobes, and one with an ensuite.

On the first floor, there is a large multipurpose family room with a feature floor-to ceiling glass window in the gable, offering stunning views over Hadley Wood.

Additionally, this floor includes the principal bedroom with fitted wardrobes and an ensuite bathroom.

To the rear of the property there is a large communal garden mainly laid to lawn with access at the back into your own private garden.

Location: Hadley Wood's local shops, within catchment for Hadley Wood primary school 0.2 miles and mainline station is approximately 0.1 miles away. Cockfosters tube station, Piccadilly line and shopping facilities on the parade are approx. 0.6 miles mile away and the M25 is a short drive away.

























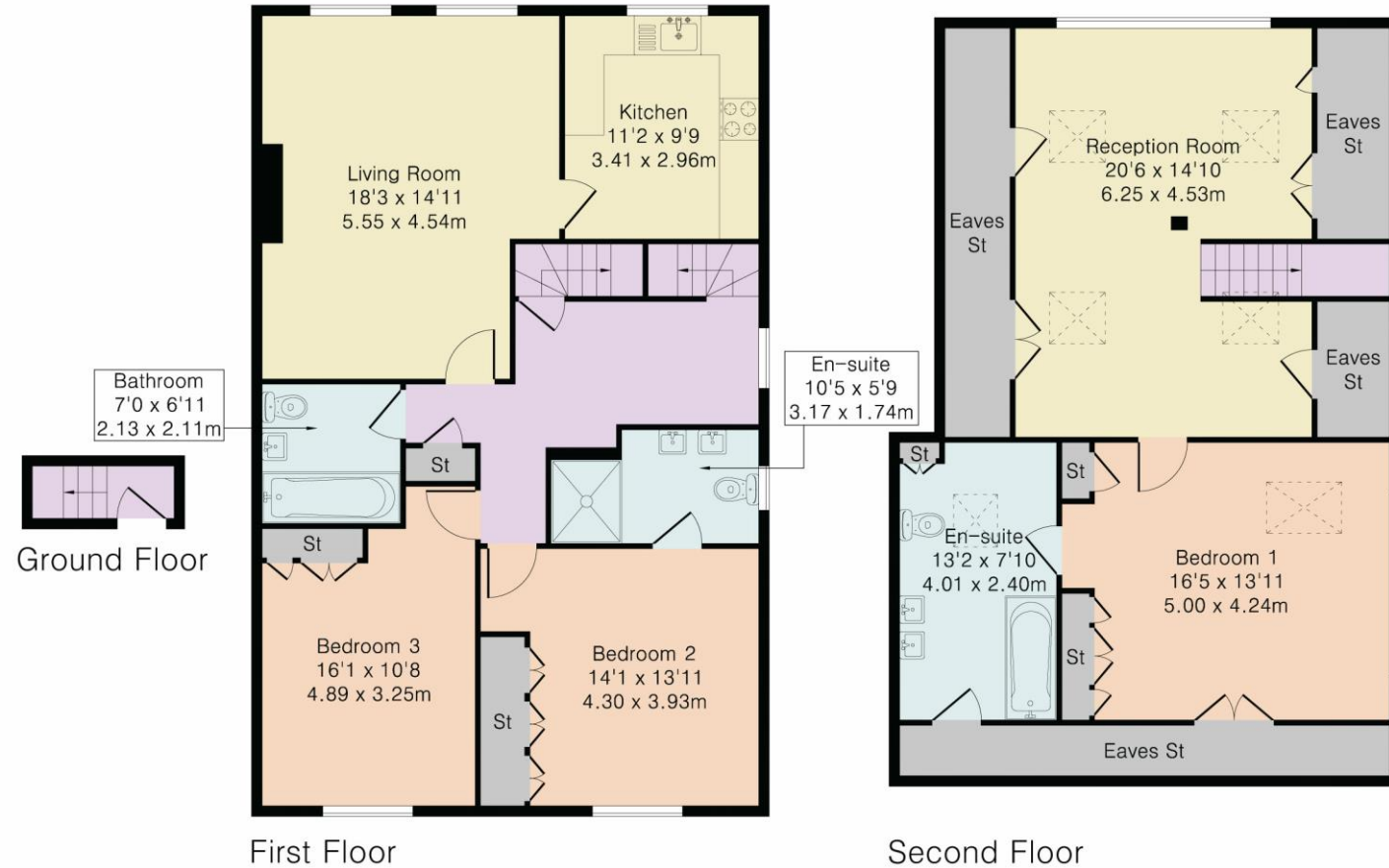




Approximate Gross Internal Area 1645 sq ft – 153 sq m

First Floor Area 985 sq ft – 92 sq m

Second Floor Area 660 sq ft – 61 sq m





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The Property
Ombudsman

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

Council Tax - G
Local Authority - Enfield

STATONS
HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ

0208 440 9797
Hadley.office@statons.com

