

Rookstone, Lancaster Avenue, Hadley Wood, EN4



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 away and the M25 is a short drive away.



























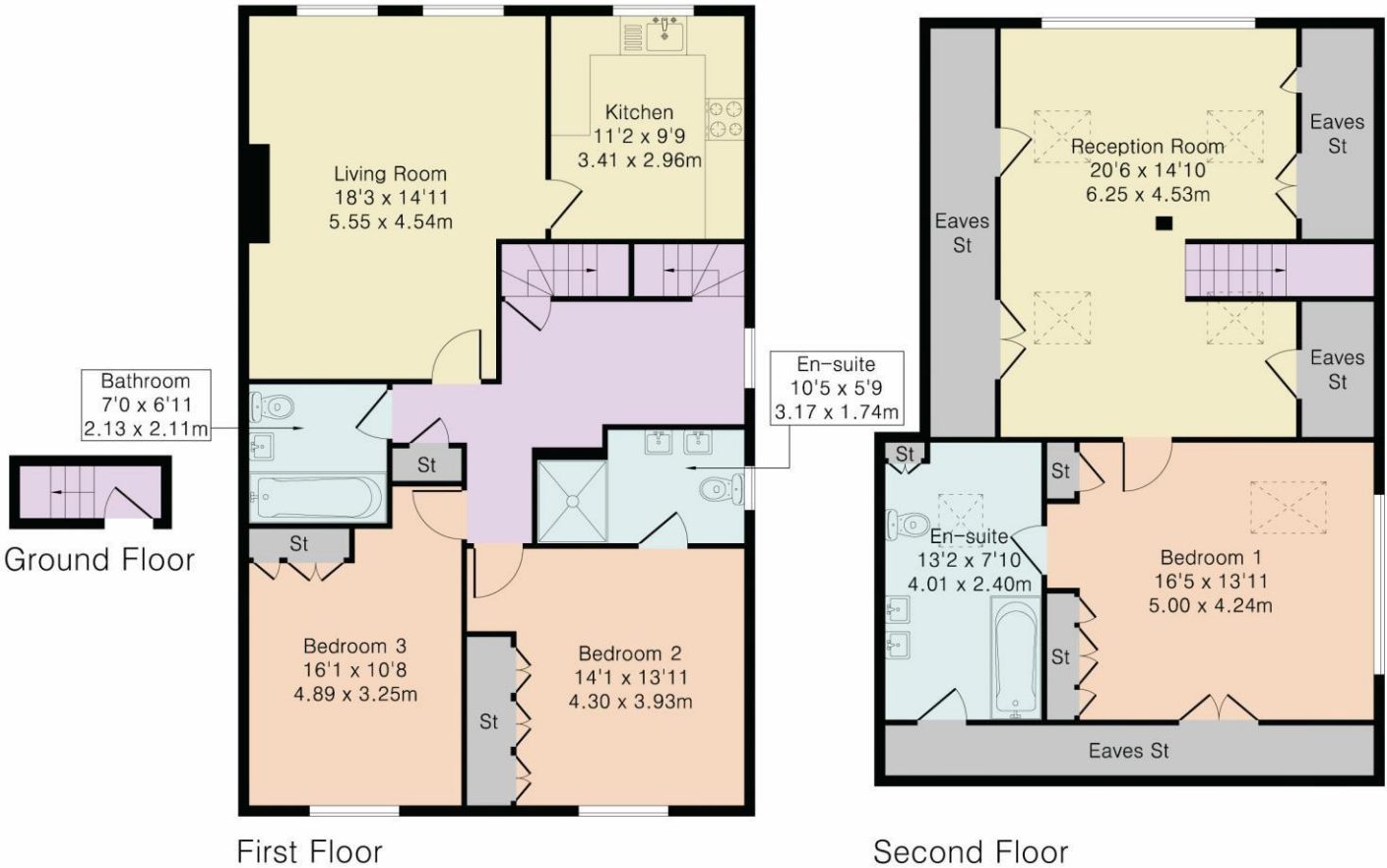


Council Tax: G
Local Authority: Enfield
Tenure: Share of Freehold
Service Charge: £2,220 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(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	

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



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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