



Crescent East, Hadley Wood, EN4 0EY



# Crescent East

This spacious three-bedroom apartment is situated in the heart of Hadley Wood, offering plenty of character, generous room sizes, off-street parking, lift access, outdoor space and a shared garden via a side entrance.

The apartment benefits from three well-proportioned reception rooms, including a large lounge with a gas fireplace and French doors leading to the balcony, a dedicated office space, and a formal dining room. The bright and airy kitchen provides ample space for a dining table, features a stylish kitchen island, and is equipped with integrated appliances, making it both functional and inviting.

The property boasts three spacious double bedrooms, each featuring bespoke built-in wardrobe space. Two of the bedrooms benefit from ensuite bathrooms, while the third bedroom shares the well-appointed family bathroom.

**Location:** Set in the heart of Hadley Wood's conservation area within a short walk of Hadley Wood's local shops, mainline station, primary school, golf and tennis clubs. Additional amenities are provided at High Barnet, Potters Bar and Cockfosters and the M25 is a short drive away. There are many excellent schools within easy reach and recreational pursuits are well catered for, including Trent Park.























































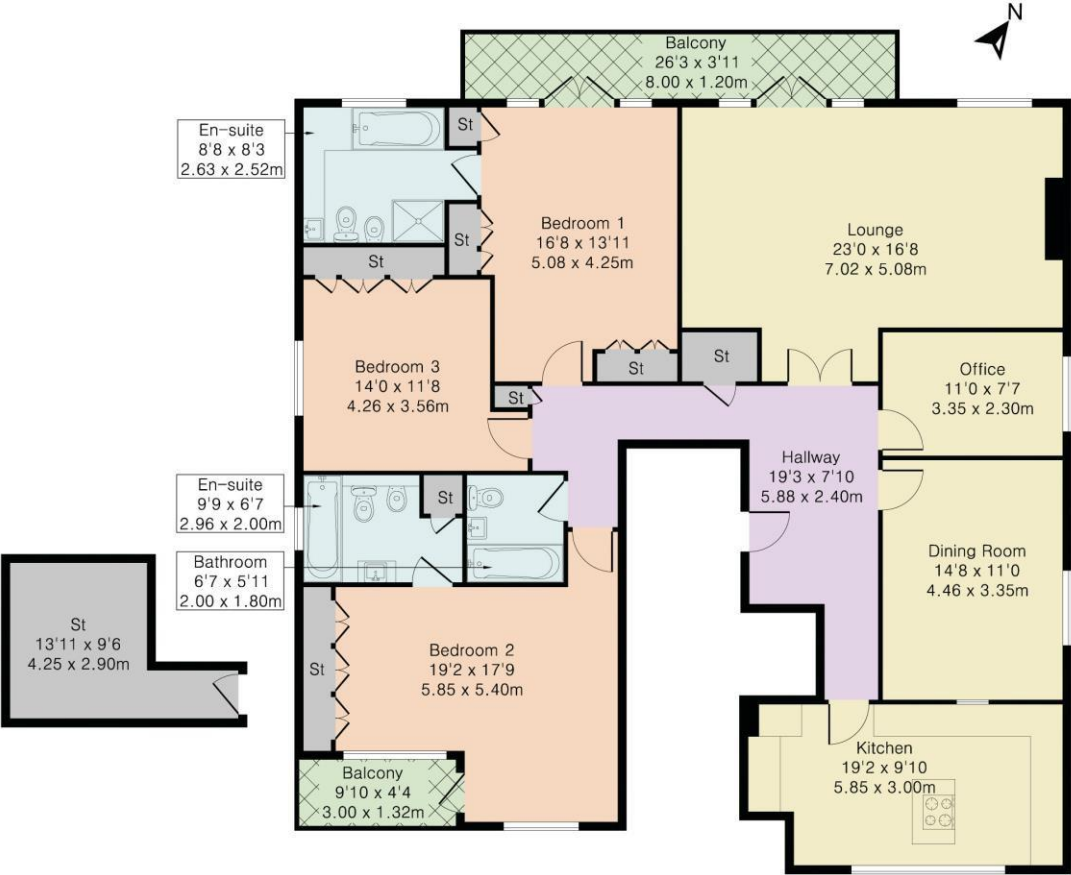








Approximate Gross Internal Area 1901 sq ft - 177 sq m



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.



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.



# STATONS

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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>		
(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	

Council Tax - F  
Local Authority – Enfield

**STATONS**  
**HADLEY WOOD**

**10 CRESCENT WEST**  
**HADLEY WOOD**  
**HERTS**  
**EN4 0EJ**

0208 440 9797  
[hadley@statons.com](mailto:hadley@statons.com)

