

TO LET



No. 8

Beulah Court

BEECH HILL · HADLEY WOOD · BARNET EN4

Two
BEDROOMS

Two
BATHROOMS

1,116
SQ FT

B
EPC RATING

STATONS
PREMIER LETTINGS

— THE APARTMENT

A first-floor apartment behind the gates on Beech Hill

Beulah Court is a private, gated development of fifteen apartments set back from Beech Hill, one of Hadley Wood's most sought-after roads.

Number 8 is on the first floor, a short lift ride from the communal entrance hall. At 1,116 sq ft it is a generous size for two bedrooms: a 24'9" kitchen with room for a proper dining table, a separate living room that opens onto a balcony, and two double bedrooms, the larger with its own shower room.

Hadley Wood station is within walking distance, with direct trains to Moorgate in around half an hour.

BEDROOMS	Two doubles
BATHROOMS	Two, one en-suite
SIZE	1,116 sq ft / 104 m ²
FLOOR	First, with lift
OUTSIDE	Balcony, communal gardens
PARKING	1 allocated + visitor
EPC	B (83)
COUNCIL TAX	Band G, Enfield
FURNISHING	Unfurnished or part-furnished



COMMUNAL GARDENS



ENTRANCE HALL AND LIFT





— LIVING

Living room

18'4" x 15'2" | 5.60 x 4.63 M

A well-proportioned room with French doors to the balcony and a window either side. There's space for a large corner sofa and a reading chair. Outside, the balcony has room for a small table and chairs.

Speakers are built into the ceiling, so the sound system doesn't need boxes and cables on the floor. The flat also has air conditioning and a video entry system.



FRENCH DOORS TO THE BALCONY

KITCHEN & DINING

Kitchen and *dining room*

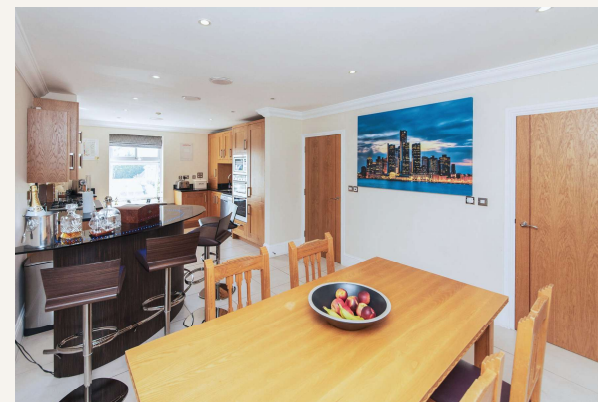
24'9" x 11'9" | 7.55 x 3.57 M

Almost 25 feet long, the kitchen takes a full-size dining table at one end with room to spare. Wood-fronted cabinets run up to the ceiling, with dark stone worktops, a gas hob, a built-in double oven and microwave, and a dishwasher.

A curved breakfast bar sits by the door, and the sink is set under the window.



LOOKING TOWARDS THE DINING AREA



DINING TABLE AND BREAKFAST BAR



BEDROOMS & BATHROOMS

Two double bedrooms

The principal bedroom (15'0" x 10'6") has its own shower room with a corner shower, wall-hung WC and heated towel rail.

The second bedroom is almost the same size at 14'9" x 10'6". It's set up as a home office at the moment and takes a double bed easily.

The main bathroom, off the hall, has a full-size bath. Both bedrooms have built-in storage.



EN-SUITE SHOWER ROOM



MAIN BATHROOM



SECOND BEDROOM

STYLING CONCEPT

Make it yours

These computer-generated images show one way the living room, principal bedroom and study could be furnished.

FURNISHING OPTIONS

Unfurnished

Move in with your own furniture.

Part-furnished

Selected pieces can stay, agreed at viewing.



PRINCIPAL BEDROOM, STYLED



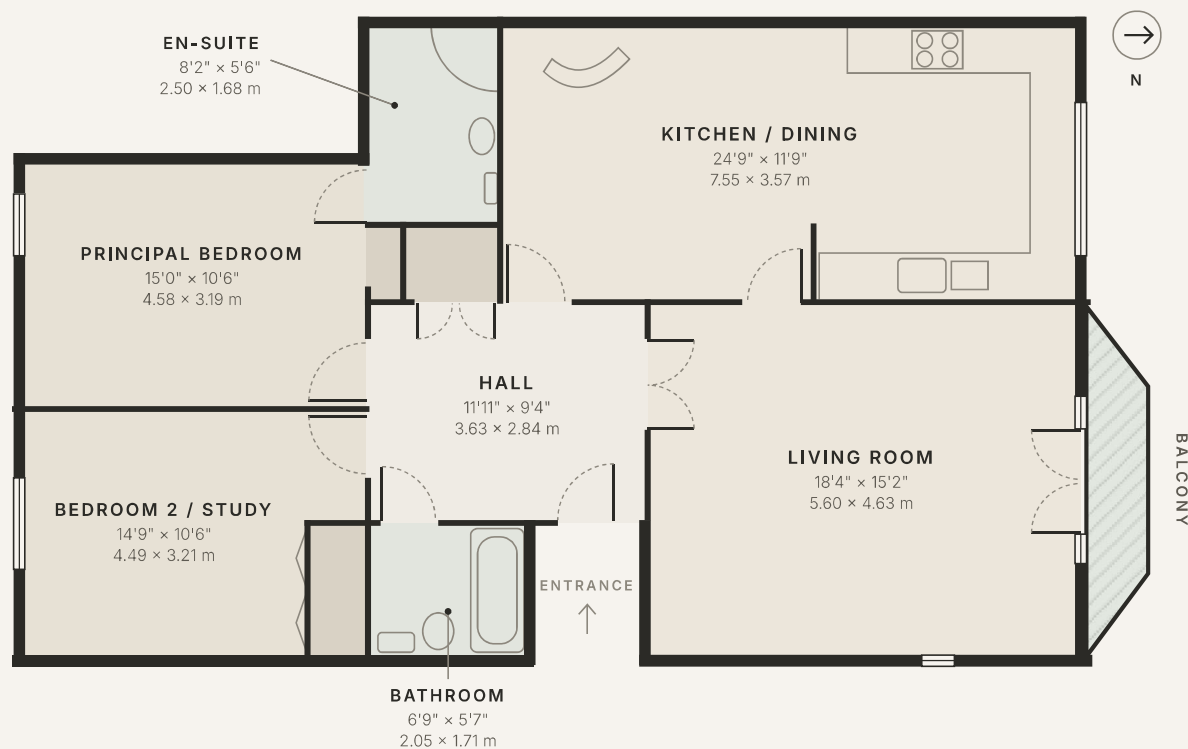
SECOND BEDROOM AS A STUDY, STYLED

Computer-generated images for illustration only. They are not photographs of the property. Furniture, lighting, artwork and some finishes differ from the flat as let.

FLOOR PLAN

First floor

1,116 sq ft 104 M² · APPROX. GROSS INTERNAL AREA



ACCOMMODATION

Living room	18'4" x 15'2"	5.60 x 4.63 m
Kitchen / dining	24'9" x 11'9"	7.55 x 3.57 m
Principal bedroom	15'0" x 10'6"	4.58 x 3.19 m
En-suite	8'2" x 5'6"	2.50 x 1.68 m
Bedroom 2 / study	14'9" x 10'6"	4.49 x 3.21 m
Bathroom	6'9" x 5'7"	2.05 x 1.71 m
Hall	11'11" x 9'4"	3.63 x 2.84 m

SPECIFICATION

- Gated development, electric security gates
- Passenger lift and video entry
- Air conditioning
- Built-in ceiling speakers
- Private balcony off the living room
- Communal landscaped gardens
- One allocated parking space, plus visitor parking
- Superfast broadband, around 80 Mbps
- EPC B (83), council tax band G

Floor plan for illustration only and not to scale. Measurements are approximate.



LOCATION

Hadley Wood

Hadley Wood sits on London's northern edge, about 11 miles from Charing Cross and surrounded by Green Belt farmland and woodland. Beech Hill, lined with mature trees, is one of its best-known roads.

Hadley Wood Golf Club, a 1922 Alister MacKenzie course with a Georgian mansion for a clubhouse, is just off Beech Hill. The village has tennis courts, a parade of shops with a café, and Hadley Wood Primary School.

Trains from Hadley Wood station run direct to Moorgate and King's Cross. The M25 is about a mile away at junction 24, and the nearest Underground stations are Cockfosters (Piccadilly line) and High Barnet (Northern line).

FROM HADLEY WOOD STATION

15 min FINSBURY PARK

27 min LONDON KING'S CROSS

30 min MOORGATE

1 mile M25, JUNCTION 24

Approximate journey times from Great Northern. Times vary by service.

STATONS

VIEWINGS BY APPOINTMENT

Statons
Premier Lettings

1 Hadley Parade, High Street
Barnet EN5 5SX

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These particulars are a general guide and do not form part of any offer or contract. Measurements and areas are approximate. Services, appliances, equipment and fittings have not been tested. Photographs show the flat furnished; furniture and contents are not necessarily included. Images marked CGI are computer-generated and illustrative only.