



Games Road  
Cockfosters, EN4



# Games Road

Spacious 2-Bedroom, 2-Bathroom Ground Floor Apartment with Private Garden in Gated Development

Set within an attractive Neo-Georgian style gated development in Cockfosters, overlooking Hadley Wood, this beautifully maintained ground floor apartment offers a rare combination of space, style, and convenience. The property further benefits from having direct access to a private garden and two allocated parking spaces situated directly opposite the apartment.

Upon entering, you are welcomed by a bright hallway with a useful double-door storage cupboard. To the left is the first double bedroom, with bespoke fitted wardrobes, shelves and a desk, making it ideal as a guest bedroom or home office.

The family bathroom sits opposite the entrance and has been elegantly finished with full-height tiling, a walk-in shower, contemporary basin, W/C, and heated towel rail.

The modern, fully fitted kitchen is equipped with premium AEG appliances, including a five-ring gas hob, integrated oven, combination microwave/grill and integrated combined washing machine/dryer. There is ample space for an American-style fridge freezer, along with an integrated dishwasher for added convenience.

At the heart of the home lies the generous living and dining room, beautifully finished with real oak flooring. This expansive space features a gas feature fireplace and comfortably accommodates a six-seater dining area, making it perfect for both relaxation and entertaining.

Just off the lounge the principal bedroom enjoys dual-aspect windows, creating a bright and airy feel, as well as extensive fitted wardrobes. It is complemented by a sleek en-suite bathroom with bathtub, W/C, underfloor heating, and high-quality tiling.

**Location:** Ideally positioned at the bottom of Games Road (EN4), the apartment enjoys tranquil views of Hadley Wood while being within easy reach of Cockfosters' bustling high street, renowned restaurants, and Piccadilly Line Underground station. The M25 is just a short drive away, while nearby Trent Park provides acres of green space, walking trails, and leisure facilities offering the perfect balance between city convenience and countryside living.







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Council Tax G  
 Local Authority: Barnet  
 Tenure: Leasehold  
 Service Charge: £4,000 per annum  
 Ground Rent: £612 per annum

Approximate Gross Internal Area 1164 sq ft - 108 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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