



Green Dragon Lane, London, N21 1HA



# Cressington Lodge

Elegant two bedroom, two bathroom share-of -freehold apartment with large terrace and an underground gated allocated parking space with adjacent private secure storage room. Situated on the first floor of a modern lift-assisted purpose-built block (constructed 2013), with attractive communal gardens, this beautiful apartment offers contemporary and luxurious living at a prestige location in Winchmore Hill.

Communal areas and wide stairways are spacious, architecturally stylish, bright and well maintained. The front garden and lit pathway lead to an impressive porch entrance and the sweeping lit driveway, behind the building, leads into the automatically gated and illuminated garage. The lift provides easy access from the garage or communal entrance hall to the apartment's adjoining first floor lobby area. The building is quiet and well insulated.

This stunning apartment features two spacious reception rooms - a stylish open plan kitchen/diner and a separate lounge/formal dining room - both with wide bi-folding doors that open directly onto a private terrace, perfect for alfresco dining and entertaining. The entrance hall, featuring large doors to all rooms, is spacious and brightly lit with high gloss stone flooring, which creates an impressive and welcoming environment. There is sophisticated lighting throughout the apartment.

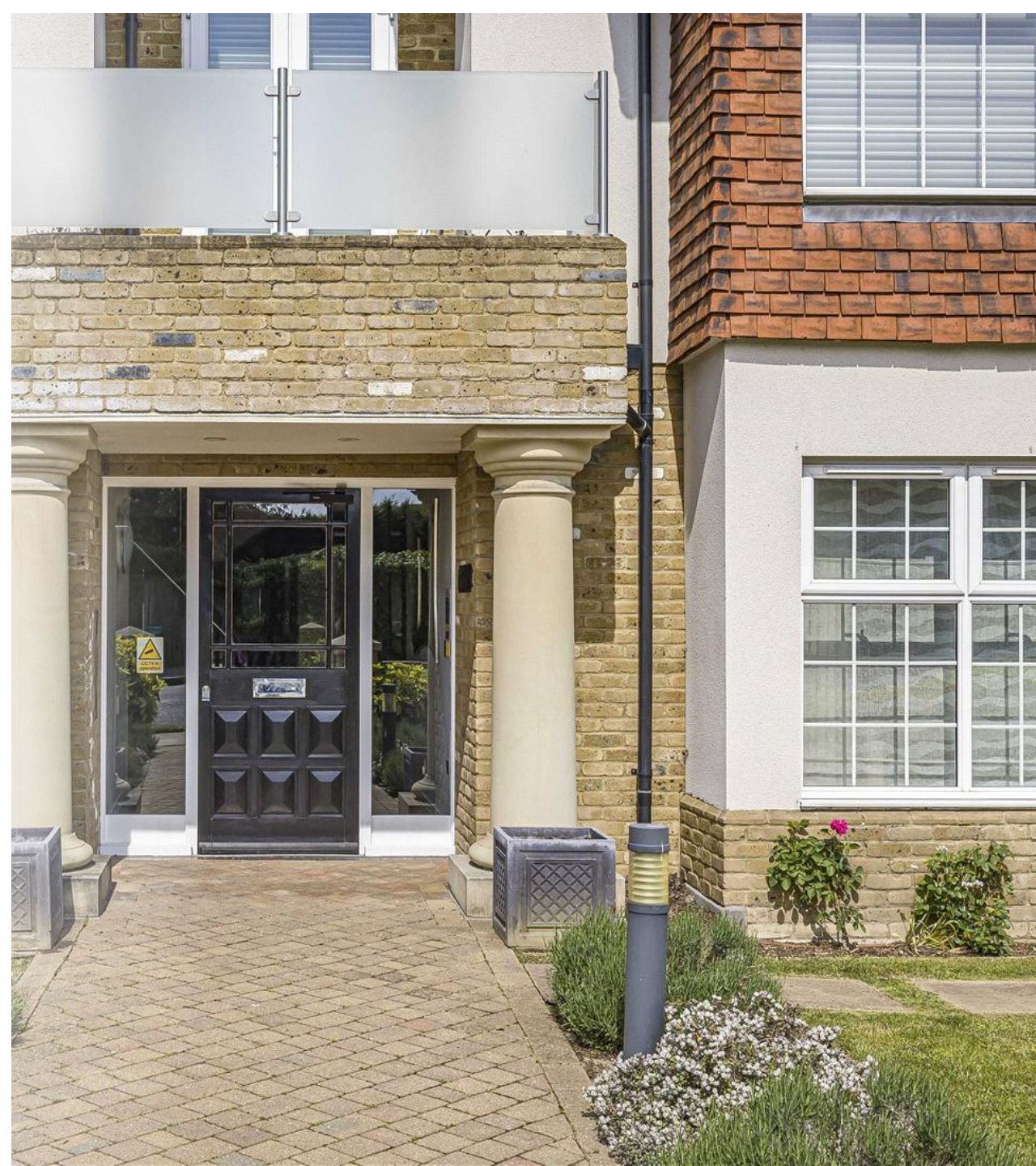
The kitchen has double doors and a pretty aspect. It is equipped with granite style worktops, prestige integrated appliances, high gloss stone flooring, air conditioning and a built-in wine cooler. The spacious lounge includes air conditioning and oak wood flooring. An ambient air extraction system, separate to the air conditioning, also removes moisture in the kitchen and bathrooms. There is multi-zoned underfloor heating throughout the property and a multi-room home ethernet network to facilitate large screen entertainment and electronics connection, creating a comfortable and contemporary living environment.

The two double bedrooms are fitted with bespoke wardrobes, while the principal bedroom enjoys the added luxury of air conditioning and a sleek en-suite bathroom. Both the en-suite bathroom and the main shower room are fitted with high-spec sanitaryware and feature showers. There is also a water softener to enhance the shower experience.

The apartment terrace enjoys a quiet location and a pleasant aspect onto the communal gardens with mature oak trees. Its sheltered situation is suited to container gardening. It has a water tap, lighting and external power sockets.

There is extensive built-in storage space throughout the apartment, in addition to the basement secure room. The hallway contains a large cupboard and a discrete airing cupboard. Two other rooms contain fitted wardrobes and one has additional cupboards. The kitchen is well appointed with storage space. All windows are double glazed and lockable, with shutters in the bedrooms. The casement windows are tilt-able for enhanced ventilation and have flush surfaces making them easy to clean. Easy maintenance is a feature of the property.

This exclusive and secure development offers a luxury standard finish throughout, with its entry systems providing reassurance. It is ideally located within easy reach of Grange Park overground station and has convenient adjacent bus links. Winchmore Hill rail station and The Green, with its restaurants and boutiques, are within walking distance. It falls within the catchment area of several highly regarded schools, making it a desirable choice for families. Professionals and downsizers will also find much to appreciate about this distinctive property.































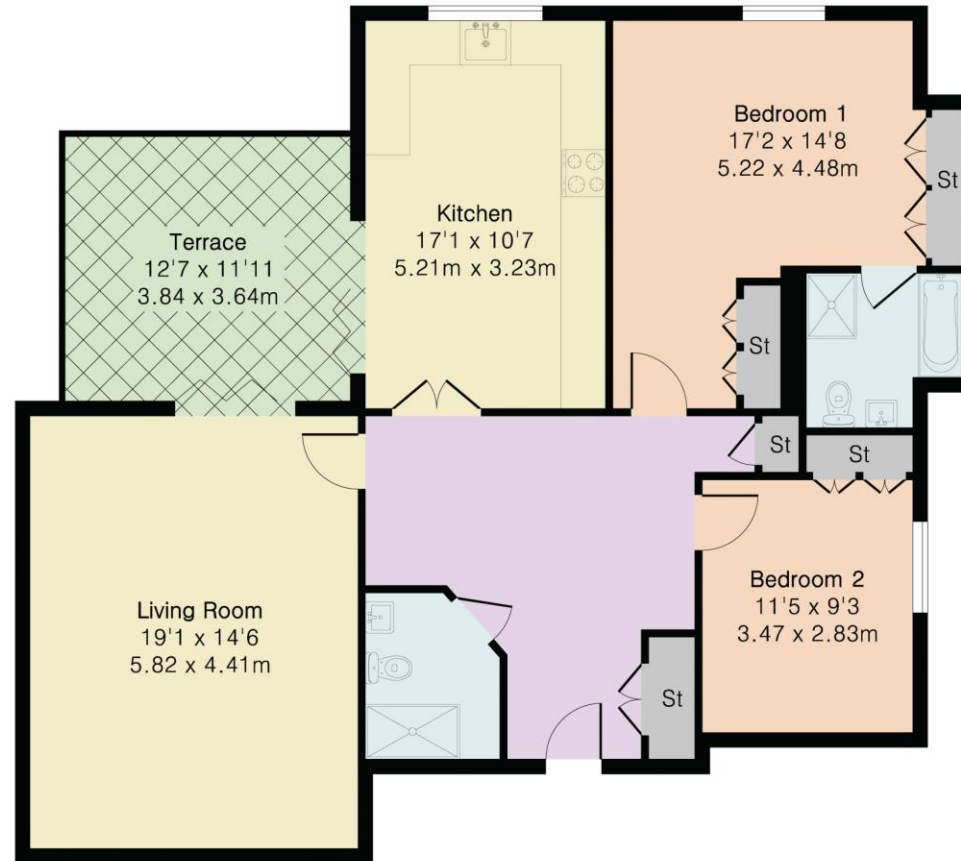








Approximate Gross Area 1133 sq ft - 105 sq m



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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**Local Authority: Enfield**

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