



# Hadley Common

Barnet, EN5



# Hadley Common

A rare opportunity to acquire this charming two-bedroom Grade II listed cottage, originally part of The Coach House and Stables of Hadley Hurst. Nestled behind the original stable yard, this unique home blends character with comfort and offers an array of impressive features.

The property boasts two private courtyards, a spacious and welcoming dining hall, a second generous reception room, and a versatile garden studio ideal for home working or leisure activities.

**Approach:** Access is via a long tarmac driveway that crosses Hadley Common and leads to a secure courtyard through electric gates. The courtyard also provides entry to a large single garage. Notable original features at the front of the property include the historic horse steps and a drinking trough. A covered entrance porch, adorned with the iconic Stag statue, leads to the front door.

**Location:** Situated in a prime position within the picturesque conservation area of Hadley Common, the cottage offers the perfect blend of rural charm and urban convenience. High Barnet, with its wide range of shops, restaurants, and Northern Line underground station, is nearby, while the M25 is just a short drive away. The area also benefits from a number of excellent schools and a variety of recreational amenities.


















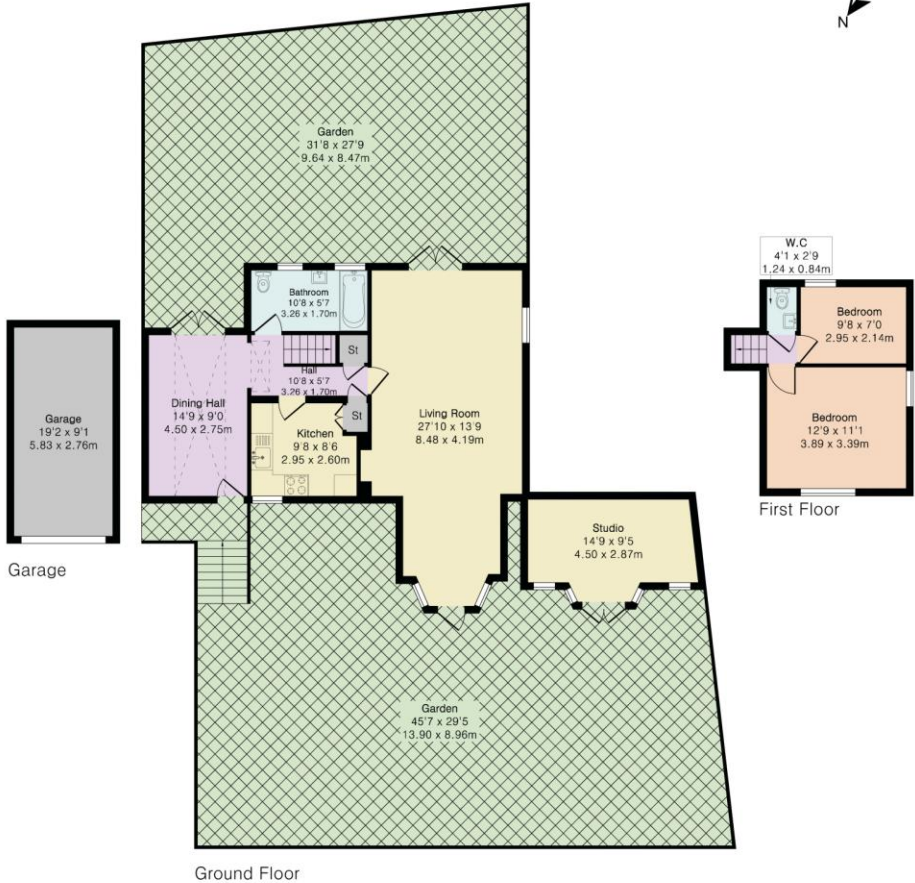


Council Tax: E  
Local Authority: Enfield  
Tenure: Freehold

Approximate Gross Internal Area 1268 sq ft - 118 sq m  
(Including Studio & Garage)  
Ground Floor Area 725 sq ft – 67 sq m  
First Floor Area 244 sq ft – 23 sq m  
Garage Area 173 sq ft – 16 sq m  
Studio Area 126 sq ft – 12 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		78
(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>	39	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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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