



Games Road,
Barnet, EN4



Ludgrove Hall

An exceptional two bedroom garden apartment arranged over two impressive floors, set within a stunning and highly regarded development in the heart of Cockfosters. The property features magnificent full height windows spanning two floors, flooding the interior with natural light and creating an outstanding sense of space throughout.

The ground floor welcomes you with a spacious entrance hallway leading through to a superb reception room with dramatic double height windows and elegant French doors opening directly onto the beautifully maintained private south facing garden.

Double doors connect the lounge to a separate dining room, also benefiting from French doors to the garden, providing the perfect setting for both entertaining and everyday living.

There is a separate fitted kitchen with an extensive range of units, together with a convenient guest cloakroom.

To the first floor, the fabulous principal bedroom suite offers a luxurious retreat, complete with a walk-in wardrobe and an elegant en-suite bathroom. The second bedroom also enjoys its own en-suite bathroom together with fitted wardrobes. In addition, there is a generous study area overlooking the reception space below, which offers potential to be converted into an additional bedroom if required.

Externally, the property benefits from a substantial private south facing garden, beautifully maintained communal grounds and allocated parking for two vehicles.

This remarkable home combines impressive architecture, elegant proportions and exceptional outdoor space within one of Cockfosters' most sought-after developments.





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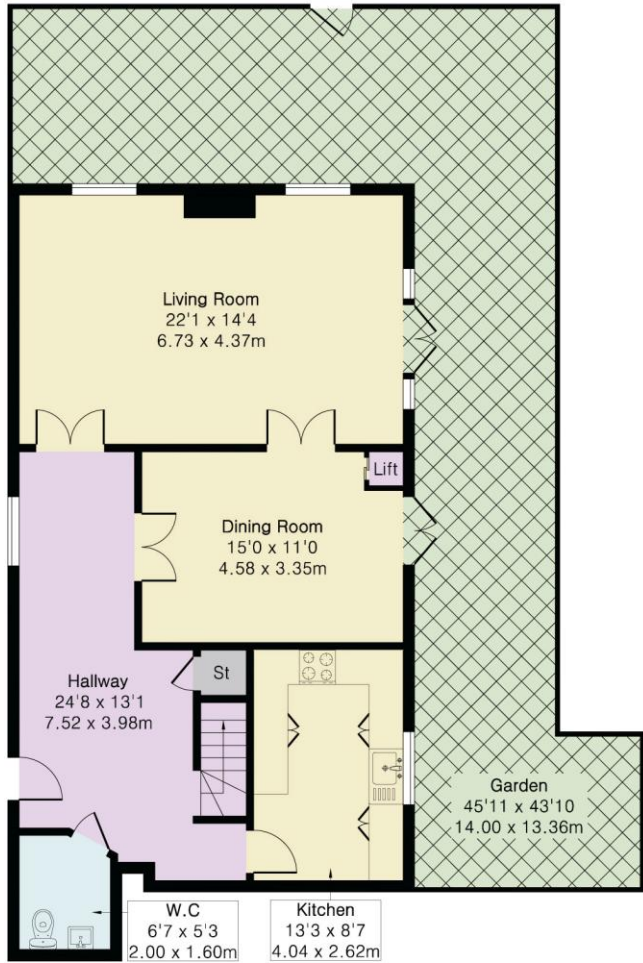
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Council Tax: G
Local Authority: Barnet
Tenure: Leasehold
Service Charge: £5,500 per annum
Ground Rent: £613 per annum

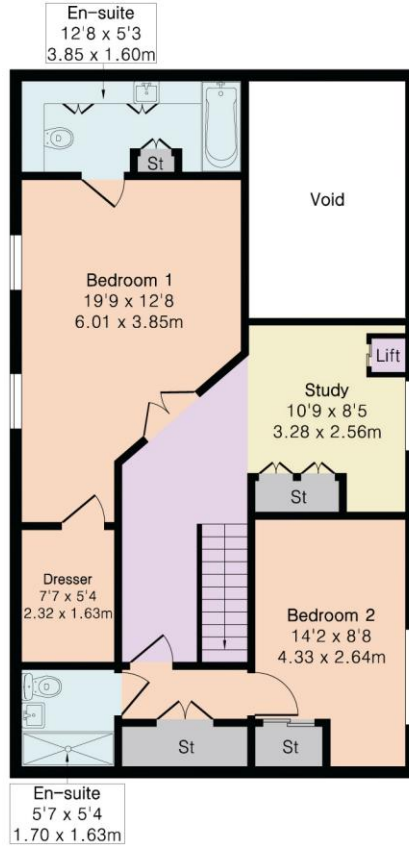
Approximate Gross Internal Area 1627 sq ft - 152 sq m

Ground Floor Area 889 sq ft – 83 sq m

First Floor Area 738 sq ft – 69 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 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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