

STATONS

www.statons.com

Ludgrove Hall

Barnet, EN4

Ludgrove Hall

Games Road, Barnet, EN4 9HX

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.

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.

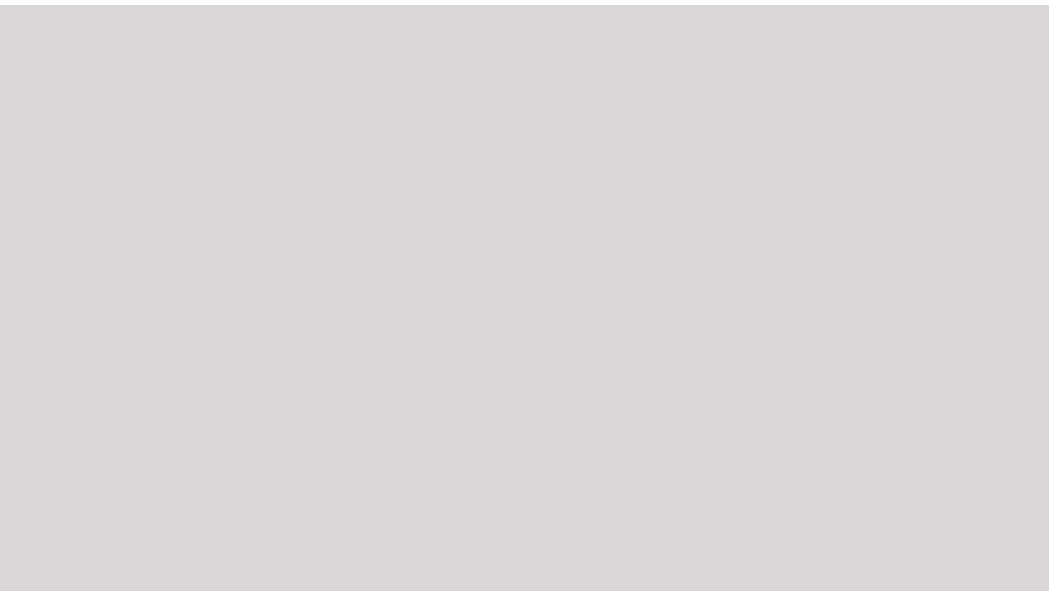
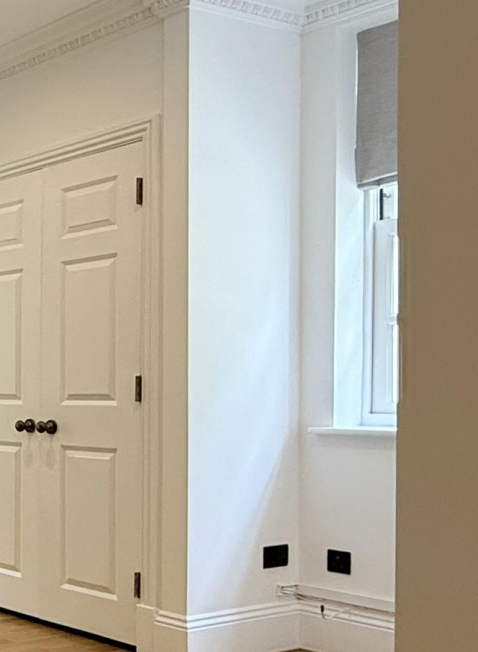
Council Tax G

Local Authority: Barnet

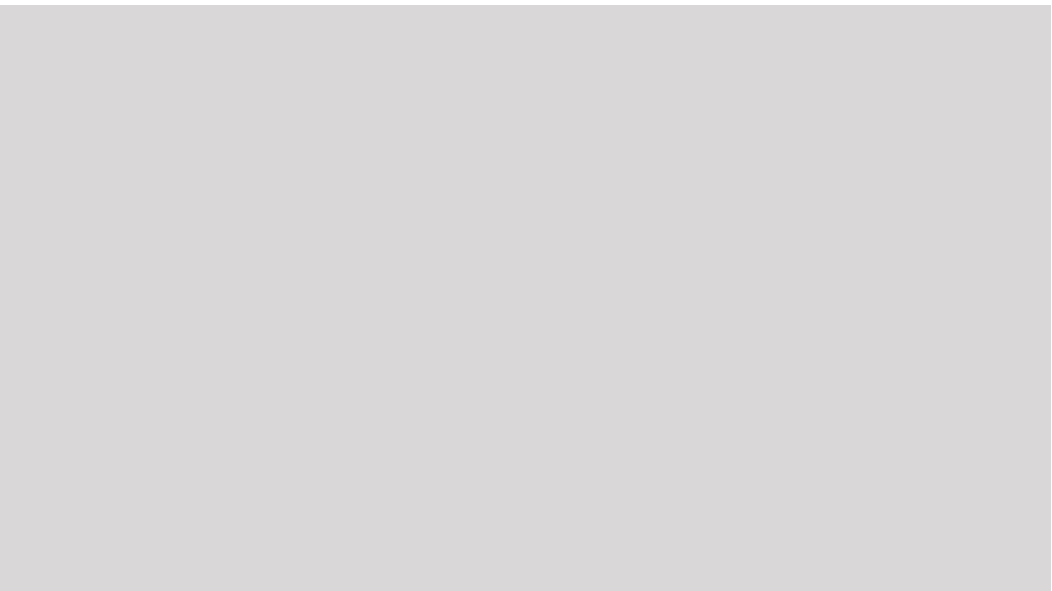






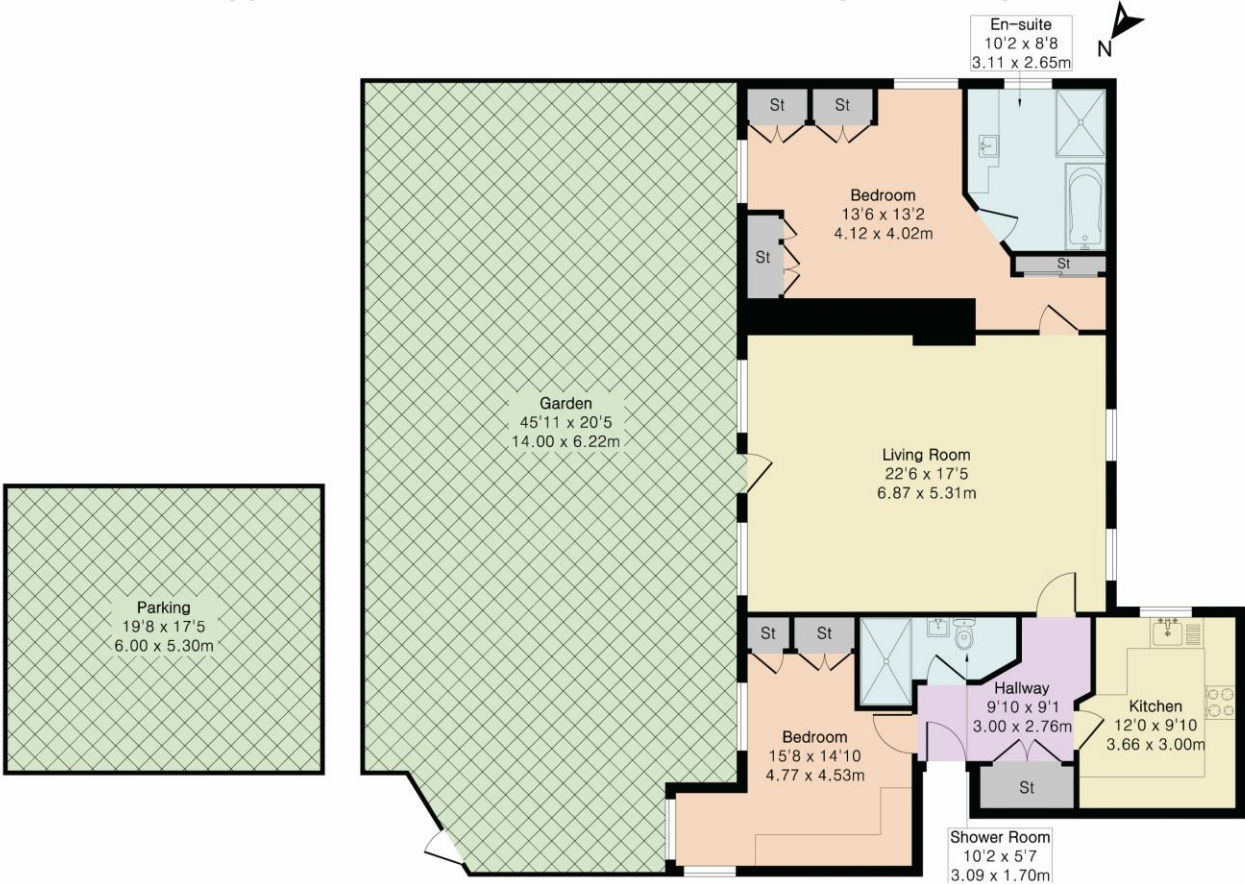








Approximate Gross Internal Area 1164 sq ft - 108 sq m



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.



STATONS

www.statons.com

STATONS PREMIER LETTINGS

1/2 Hadley Parade
Barnet
HERTS
EN5 5SX
020 8441 9796
lettings.office@statons.com

