

**POTTERS BAR**  
 149 High Street, Potters Bar EN6 5BB  
 Tel: 01707 657181  
 Email: pottersbar@andrewward.co.uk

**BROOKMANS PARK**  
 35 Bradmore Green, Brookmans Park AL9 7QR  
 Tel: 01707 649779  
 Email: brookmanspark@andrewward.co.uk

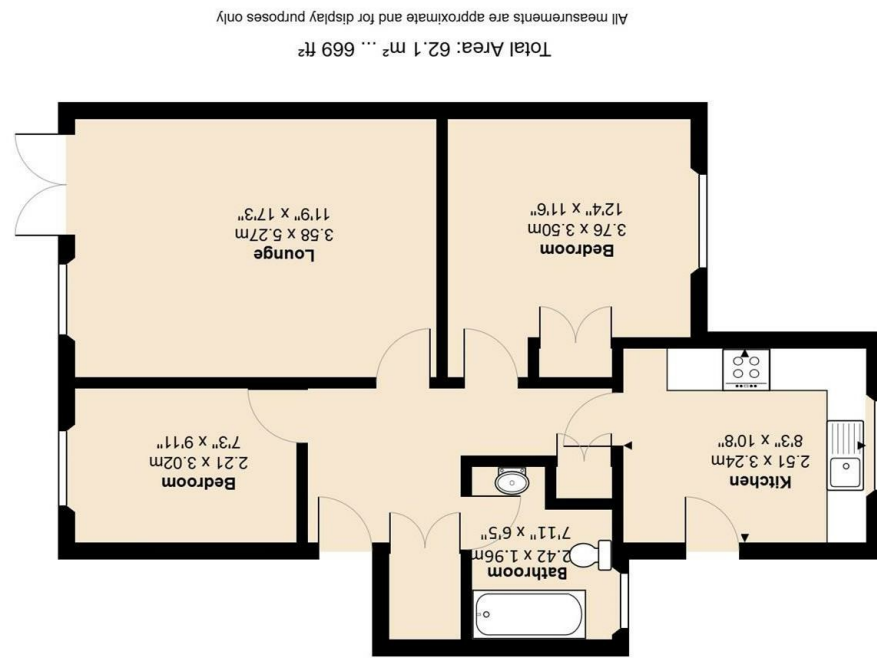
**BARNET**  
 175 High Street, Barnet EN5 5SU  
 Tel: 020 8441 6000  
 Email: barnet@andrewward.co.uk

**Our Offices**

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."  
 All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

**www.andrewward.co.uk**  
 175 High Street, Barnet, Herts, EN5 5SU  
 020 8441 6000 | barnet@andrewward.co.uk

**Contact us**



Total Area: 62.1 m<sup>2</sup> ... 669 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Flat 4, 30 Crescent West



**FLAT 4 30 CRESCENT WEST, BARNET EN4 0EJ**

**Asking Price £270,000 | Leasehold**



## Property Overview

Public Notice: Offer of £275,000 has been accepted.

**\*LOW LEASE\* \*IDEAL FOR CASH BUYER\***

A rare opportunity to acquire this well presented two bedroom second floor apartment, situated in the heart of Hadley Wood and just a stones throw away from Hadley Wood train station.

The property comprises of a bright and spacious living room which has direct access to a large balcony.

A good sized shaker style kitchen with plenty of storage cupboards and has access to a second balcony enjoying superb views across North London.

Completing the apartment is a master bedroom with fitted wardrobes, a second bedroom ideal for a cot room or home office and a contemporary family style bathroom.



## Property Features

- LIVING ROOM - 17'5 X 11'10
- KITCHEN - 10'7 X 8'3
- BATHROOM - 8'4 X 5'10
- HEART OF HADLEY WOOD
- BEDROOM 1 - 11'6 X 10'2
- BEDROOM 2 - 10'1 X 7'3
- BALCONY
- WALKING DISTANCE TO HADLEY WOOD TRAIN STATION

## Agents Notes

Further benefits include extra storage cupboards, communal entrance.

Situated in the heart of Hadley Wood's conservation area within easy reach of local shops, Hadley Wood primary school and main line station. Hadley Wood Golf & Tennis Club are both close at hand as well as the M25 being a short drive away.

Council Tax Band: C  
EPC Rating: E