

## Our Offices

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35 Brookmans Park AL9 7QR

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Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

POITTERS BAR

BROOKMANS PARK

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## Property Overview

Offer accepted of £288,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

\*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.