



## Crescent East

Hadley Wood, Barnet, EN4 0EL

Guide Price £469,950



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Situated within the heart of the enviable HADLEY WOOD, located close to LOCAL SHOPS & AMENITIES, this recently REFURBISHED TOP FLOOR APARTMENT IS IDEAL FOR THE COMMUTER being conveniently placed to the mainline station (providing direct access to KINGS CROSS & MOORGATE). Offering spacious hallway, 2 DOUBLE BEDROOMS (one with EN-SUITE), reception room, kitchen with breakfast bar, sizeable family bathroom and PLENTY OF STORAGE including LOFT SPACE. The property benefits from BEAUTIFUL VIEWS, A LIFT, ample PARKING, A GARAGE and A LONG LEASE.

EPC : C

Lease : currently 88 years (Extending to 1000 : TBC)

SHARE OF FREEHOLD

Ground Rent & Service Charge : (approx.) £3,000 pa

ENFIELD COUNCIL TAX BAND : E

### Approach

Communal Entrance Hallway

Entrance Hallway

Storage





**Reception**  
11'5" x 14'3" (3.50 x 4.35)

**Kitchen**  
11'6" x 7'10" (3.53 x 2.40)

**Bedroom One**  
11'9" x 10'9" (3.60 x 3.30)

**En-suite**

**Bedroom Two**  
11'7" x 8'6" (3.55 x 2.60)

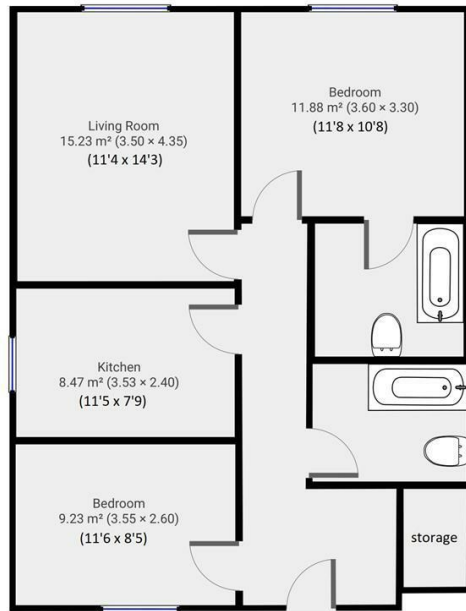
**Bathroom**



## Floor Plan

### Gables Lodge, EN4

Total Area: 66.1 sq metres / 711 sq ft approx.



\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*

## Viewing

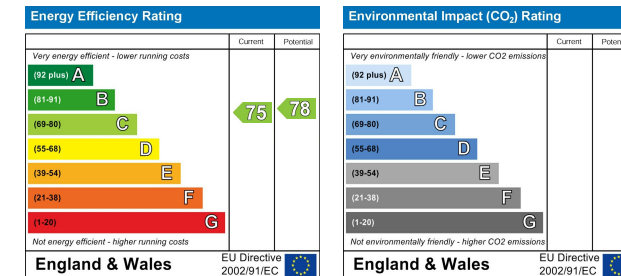
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

## Area Map



## Energy Efficiency Graph



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