



Camlet Way

Hadley Wood, Barnet, EN4 0NX

Guide Price £875,000



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Luxurious two-bedroom apartment situated in the highly sought-after Hadley Wood.

Set within one of Hadley Wood's most sought-after locations, this opulent ground floor apartment offers an elegant lifestyle in this spacious and light-filled accommodation with the benefit of extensive living space.

The prestigious property has been beautifully finished to a high specification, offering a stunning contemporary fully fitted kitchen, two attractive bathrooms (one en-suite) and two double bedrooms.

The residence boosts immaculately maintained communal grounds and its own private courtyard garden. Residents also enjoy access to an allocated parking space, EV charging points and additional visitor's parking.

Perfectly positioned, the apartment is within easy reach of local amenities, excellent transport links, golf & tennis courts and nearby green spaces, including Hadley Common. The exclusive development is ideal for the commuter connecting to the heart of Central London (Kings Cross & Moorgate) in a tranquil setting.

- EPC : B
- BARNET COUNCIL TAX BAND : F
- TENURE : Leasehold
- ANNUAL SERVICE CHARGE : £3,000
- REMAINING TERM : 147 years





GROUND FLOOR

Main Entrance Hall

Apartment Hallway

Bedroom Two

8'1 x 15'10 (2.46m x 4.83m)

Bedroom One

8'10 x 18'2 (2.69m x 5.54m)

En-Suite

5'3 x 6'11 (1.60m x 2.11m)

Utility Room

4'0 x 5'11 (1.22m x 1.80m)

Family Bathroom

7'0 x 6'1 (2.13m x 1.85m)

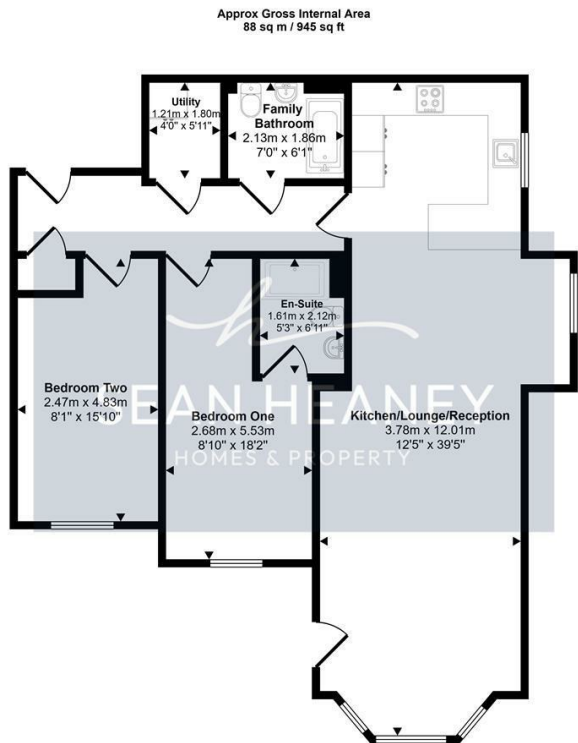
Kitchen/Lounge/Reception

12'5 x 39'5 (3.78m x 12.01m)

COURTYARD GARDEN



Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

