



Crescent East
Hadley Wood, EN4 0EL
£695,000



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A stylish and well-maintained two-bedroom, two-bathroom apartment, positioned within a desirable purpose-built development in the heart of Hadley Wood. Set within the conservation area, the property is conveniently located just moments from local shops, sports facilities and ideally located for commuters, with the mainline station nearby offering direct services to King's Cross and Moorgate.

The spacious accommodation comprises a welcoming hallway, two double bedrooms including an en-suite, a generous reception/dining room, well-appointed kitchen and stunningly refurbished family bathroom. There is excellent storage throughout and built-in wardrobes.

Further benefits include beautiful views, lift access, ample residents' parking, a private garage and a long lease.

EPC : D

TENURE : Share of Freehold
REMAINING LEASE : 958 years

SERVICE CHARGES : £3,400 pa

ENFIELD COUNCIL TAX BAND : E





FIRST FLOOR

Entrance Lobby

Hallway

Storage Cupboards

Principal Bedroom
12'2 x 12'0 (3.71m x 3.66m)

Ensuite
5'9 x 7'10 (1.75m x 2.39m)

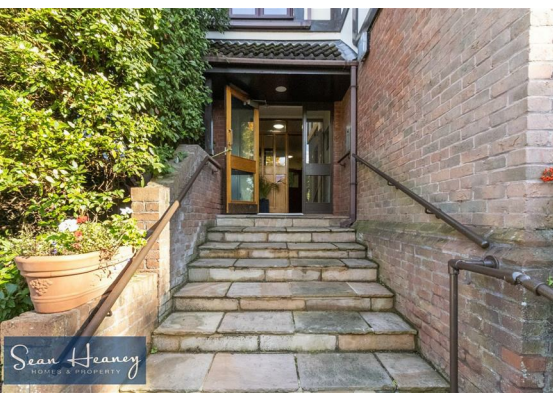
Bedroom Two/Study
12'2 x 8'3 (3.71m x 2.51m)

Reception/Lounge
15'6 x 17'10 (4.72m x 5.44m)

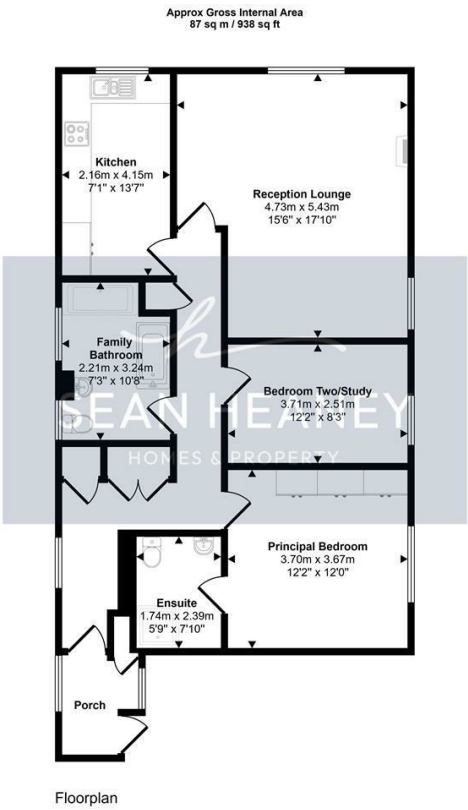
Kitchen
7'1 x 13'7 (2.16m x 4.14m)

Family Bathroom
7'3 x 10'8 (2.21m x 3.25m)

GARAGE



Floor Plan



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

