

Sean Heaney

HOMES & PROPERTY

Crescent East

Hadley Wood, Barnet, EN4 0EL

Guide Price £650,000



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Beautifully Refurbished Top-Floor Apartment in Sought-After Hadley Wood

Situated in the highly sought-after location of Hadley Wood, this recently and beautifully refurbished top-floor apartment offers exceptional contemporary style, generous living space and stunning views. Thoughtfully updated to create a wonderful sense of light and openness, the property boasts an impressive open-plan living, kitchen and dining area, complete with a stylish breakfast island.

Ideally positioned for the commuter, with excellent transport links, the property is conveniently located close to Hadley Wood mainline station, offering direct access to London King's Cross and Moorgate.

The well-presented accommodation comprises a welcoming entrance hallway, two generous double bedrooms, a spacious open-plan reception, kitchen and dining room, a sizeable contemporary family bathroom, an additional ensuite and a separate guest cloakroom. Excellent storage is available throughout, including loft space with potential for further development, subject to the necessary planning permissions and consents.

Further benefits include fantastic far-reaching views in a desirable residential setting, ample parking, a private garage and a long lease.

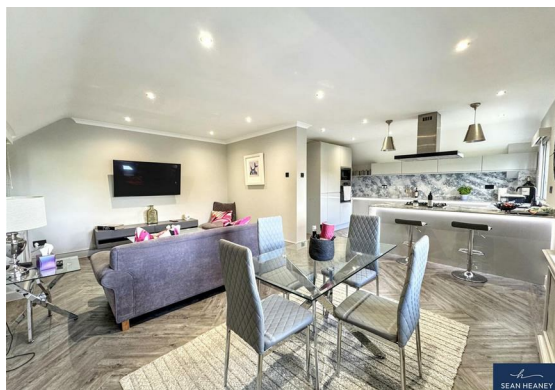
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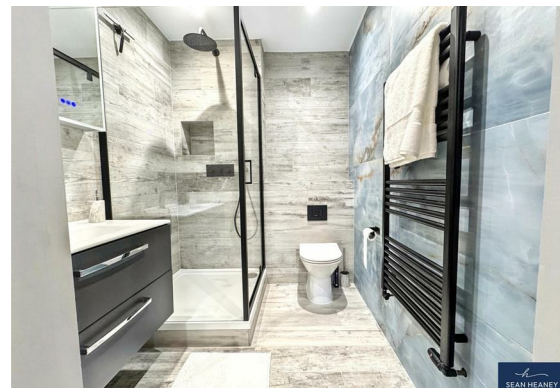
SHARE OF FREEHOLD

Lease : 999 years

Ground Rent & Service Charge :
(approx) £3,780 per annum

ENFIELD COUNCIL TAX BAND : E





TOP FLOOR

Hallway

Storage

Principal Bedroom

12'2 x 12'2 (3.71m x 3.71m)

Ensuite

6'7 x 5'6 (2.01m x 1.68m)

Bedroom Two

12'5 x 8'6 (3.78m x 2.59m)

Kitchen/Reception Room

23'2 x 18'10 (7.06m x 5.74m)

Bathroom

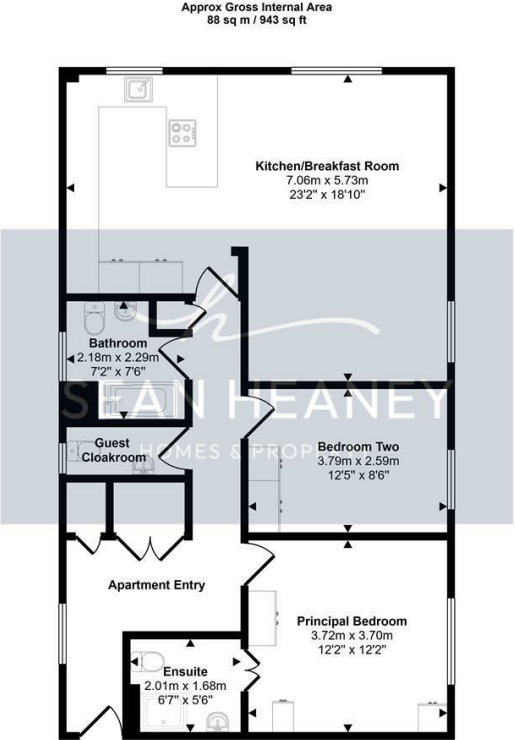
7'2 x 7'6 (2.18m x 2.29m)

Guest Cloakroom

7'5 x 3'2 (2.26m x 0.97m)

GARAGE

Floor Plan



Second Floor

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

