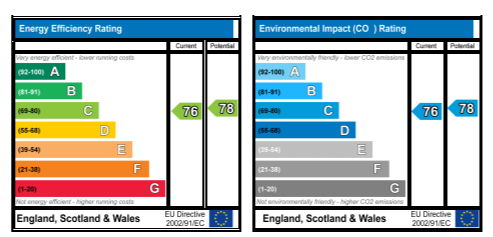


Second Floor Penthouse

Approx. Gross Internal Area: 116.2 m² ... 1251 ft²

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. (c) Peninsula Surveys Ltd



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Games Road, Hadley Wood, EN4



Jason Oliver Properties presents this luxurious penthouse apartment refurbished to a high standard and occupying the whole top floor of this wing of Ludgrove Hall. The apartment is situated within a private gated development within easy reach of Cockfosters Underground Tube Station (Piccadilly Line), Trent Park, Cockfosters local amenities and a short drive away from M25. The property benefits from a reception room with triple aspect stunning panoramic views, luxurious kitchen, two double bedrooms, two bathrooms - en-suite to master bedroom and Jack & Jill to the second bedroom, landscaped communal garden & grounds, two allocated parking spaces, video entry phone and lift serving all floors. Viewing is highly recommended.

£900,000 Leasehold

Games Road, Hadley Wood, EN4

APPROACH

Approached via private fob controlled secure gated drive, video entry communal entrance with stairs and lift to all floors.

HALLWAY

24'11" x 7'6" (7.59m x 2.29m)
Double glazed window to front aspect, range of built in storage cupboards, 2m long crystal chandelier in entrance way, engineered real wood floor laid in herringbone pattern, direct access to large loft space void, video entry phone, radiator.

RECEPTION ROOM

23'3" x 15'5" (7.09m x 4.70m)
Double glazed windows with triple aspect and stunning views, carpeted floor, radiator.

KITCHEN

16'1" x 8'7" (4.90m x 2.62m)
Contemporary designer wall and base units with lighting from ALNO in Mayfair including DuPont Corian worktop with sunken in stainless steel sink with Blanco mixer tap and hot tap, integrated Miele appliances including double oven, fridge/freezer with ice maker and separate wine & champagne cooler, microwave, dishwasher, washing machine, four ring gas hob with integrated extractor above, engineered real wood floor laid in herringbone pattern, double glazed window to side aspect.

MASTER BEDROOM

15'5" x 12'9" (4.70m x 3.89m)
Double glazed window to side aspect, fitted wardrobes, carpeted floor, radiator, door to en-suite shower room.

EN-SUITE SHOWER ROOM

9'5" x 6'7" (2.87m x 2.01m)
Suite comprising Hansgrohe sanitary ware including large walk in shower with power shower controls, shower attachment and overhead shower, Jack & Jill basin over vanity unit with wall mounted mixer taps, Villeroy & Boch soft close toilet with concealed cistern, LED mirror by Novello, under floor heating, fully tiled marble effect walls and floor, chrome heated towel rail, LED spotlights to ceiling, double glazed window to side aspect.

BEDROOM TWO

12'8" x 10'7" (3.86m x 3.23m)
Double glazed window to side aspect, fitted wardrobes, carpeted floor, radiator, door to en-suite bathroom.



Games Road, Hadley Wood, EN4

EN-SUITE / BATHROOM

8'6" x 6'11" (2.59m x 2.11m)
Suite comprising tiled surround bath with power shower controls, shower attachment and overhead shower, contemporary basin over vanity unit with wall mounted mixer tap, Villeroy & Boch soft close toilet with concealed cistern, LED mirror by Novello, under floor heating, fully tiled walls and floor, designer heated towel rail, LED spotlights to ceiling.

SPECIFICATION

Full CAT5 wiring from media cupboard to lounge, kitchen and master bedroom, Full audio cabling throughout (ceiling speakers can be fitted), full LED lighting throughout the apartment.

PARKING

Two allocated parking spaces.

LANDSCAPED COMMUNAL GARDEN & GROUNDS

Mature landscaped garden and grounds.

SERVICE CHARGES

Approx. £2,350 per annum Whole exterior of the development has been recently repointed and painted including all windows and doors. This has already been paid for so no foreseeable major works planned within the service charge.

GROUND RENT

Approx. £613 per annum

LEASE

Approx. 107 years remaining

