



Camlet Way

Hadley Wood, Hertfordshire, EN4 0NX



The Residence, Camlet Way

Welcome to the Residence, a luxurious 3-bedroom garden suite apartment situated at the top of Camlet in the prestigious area of Hadley Wood. This exquisite property offers the perfect blend of modern living and opulent comfort.

The property features its own private garden, perfect for relaxation and entertaining guests. The large terrace provides ample space for outdoor dining and gatherings. A standout feature is the private outdoor pool, complete with a safety cover for peace of mind.

Inside, the expansive open-plan kitchen diner is the heart of the home, boasting a contemporary fitted kitchen equipped with a range of high-end Gaggenau appliances. This space seamlessly adjoins the formal lounge, creating a harmonious flow for both everyday living and special occasions.

Additional conveniences include a separate guest WC and a utility room, ensuring all practical needs are met.

Occupants of the Residence enjoy exclusive access to a concierge service, a private gym, and secure underground parking, enhancing the lifestyle offered by this exceptional property.

Key Features:

Private Garden & Terrace: Enjoy the tranquillity of your own private garden, complete with a large entertaining terrace perfect for hosting guests.

Outdoor Pool: Benefit from a private outdoor pool, equipped with a safety cover for added peace of mind.

Open Plan Living: The expansive open plan kitchen diner boasts a contemporary fitted kitchen with an array of high-end Gaggenau appliances, seamlessly adjoining the formal lounge area.

Convenient Amenities: The property includes a separate guest WC and a fully equipped utility room for your convenience.

Exclusive Services: Residents have access to a dedicated concierge service, ensuring all your needs are met effortlessly.

Fitness & Parking: Stay active in the private residents' gym and enjoy the security of underground secure parking.

This luxury garden suite combines elegance, comfort, and convenience, making it an ideal choice for those seeking a sophisticated lifestyle in Hadley Wood.

Location: Whether for work or for leisure, you can take full advantage of everything London has to offer. West End shows and galleries, shops and restaurants are all easily accessible within 30 minutes. Both Cockfosters (Piccadilly line) and High Barnet (Northern Line) Tube Stations are just a 5-minute drive away. By road The Residence is a short distance from the A1 and M1 along with junction 24 off the M25. Internationally, Heathrow and Luton Airports are just 25 miles away. Stanstead Airport is a 35-minute drive and 33 miles away.





















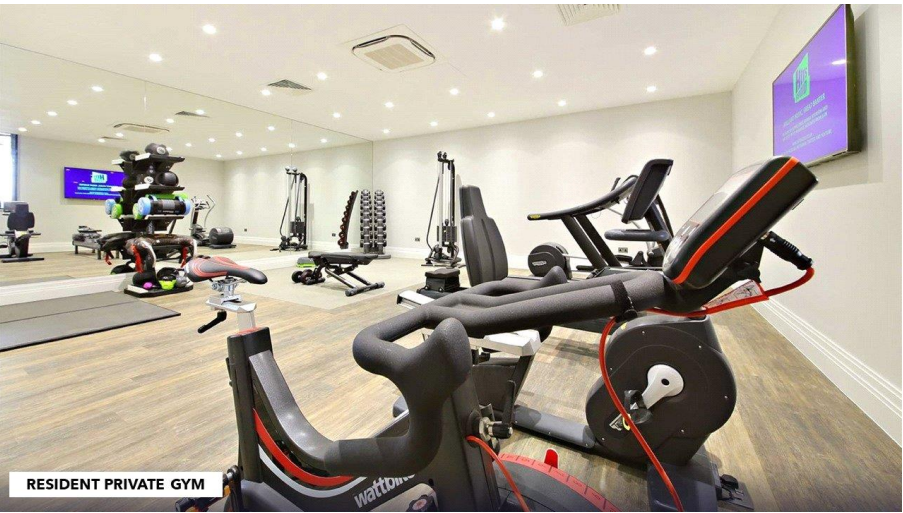
















COMMUNAL GARDEN





Approximate Gross Internal Area 2798 sq ft – 230 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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