



Hambleton Court

Crescent East, Hadley Wood, Hertfordshire, EN4 0EY





Hambledon Court

This spacious 3-bedroom Duplex Penthouse Apartment is in the very heart of Hadley Wood. The property is laden with character and modern design and offers off street parking, generous room sizes and two forms of outside space including a roof terrace and a separate balcony.

As you enter the property the hallway leads to a bright and spacious open plan super room with double height ceiling and quadruple aspect windows providing lots of light. The modern fitted kitchen has a range of high gloss units with granite work tops and a range of 'Miele' integrated appliances. To the rear of the room is a balcony. The primary suite is positioned to the rear of the hallway and has a range of bespoke built in wardrobes and a luxurious ensuite bathroom. The guest suite is also a lovely sized double bedroom. To complete the accommodation on this floor there is a guest shower room with a double shower and a separate WC and vanity unit.

Stairs from the hallway lead you to the first floor that comprises of a further guest shower room and a further bedroom / study which leads to the private and secluded roof terrace.

The property also has lift and private allocated parking to the front of the property.

Location:- Set in the heart of Hadley Wood's conservation area within a short walk of Hadley Wood's local shops, mainline station, primary school, golf and tennis clubs. Additional amenities are provided at High Barnet, Potters Bar and Cockfosters and the M25 is a short drive away. There are many excellent schools within easy reach and recreational pursuits are well catered for, including Trent Park.

Council Tax - G
Local Authority - Enfield























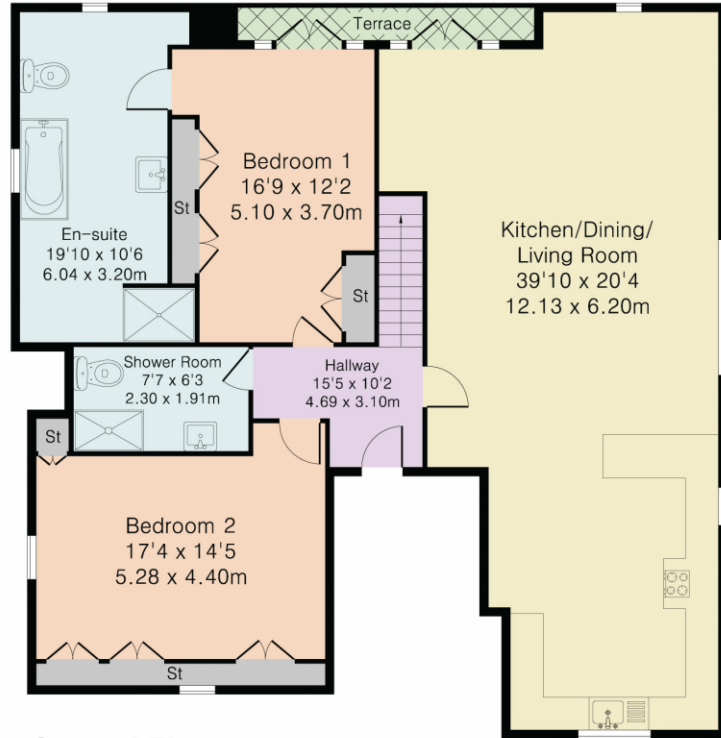




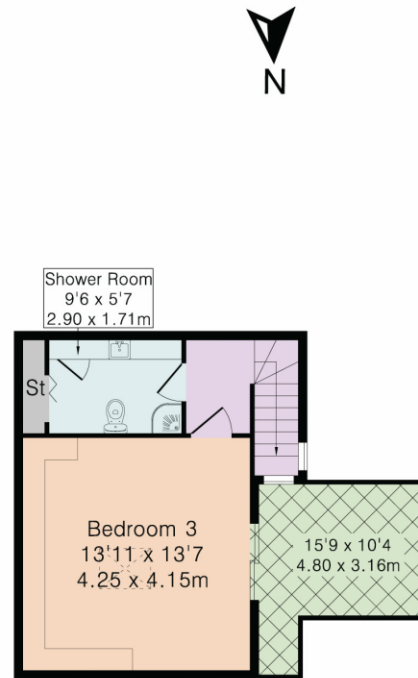




Approximate Gross Internal Area 1762 sq ft – 163 sq m
 Second Floor Area 1469 sq ft – 136 sq m
 Third Floor Area 293 sq ft – 27 sq m



Second Floor




Third Floor



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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	



STATONS
HADLEY WOOD

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