

Ludgrove Hall, Games Road, Barnet, EN4 9HX





# Ludgrove Hall

The luxurious two-bedroom, two bathroom apartment is situated in a tranquil setting surrounded by woodland and open space.

The property is approximately 1050 sq. ft and retains many charming characteristics along with its own private garden.

As you enter the property the hallway leads you to an impressive lounge /dining room with double height ceilings and provides direct access to your own private rear garden.

Across the hallway is a separate kitchen breakfast room with a range of oak modern fitted units and integrated appliances including a filtered water tap.

The primary suite has its own dressing room and benefits from an ensuite shower room. To complete the accommodation there is also a guest bedroom with fitted wardrobes and an adjacent second shower room.

Ludgrove Hall has spectacular communal grounds and facilities and has allocated parking.

Location: Situated within easy reach to Cockfosters with its shops and restaurants. The Piccadilly line underground station is close at hand and the M25 is a short drive away.







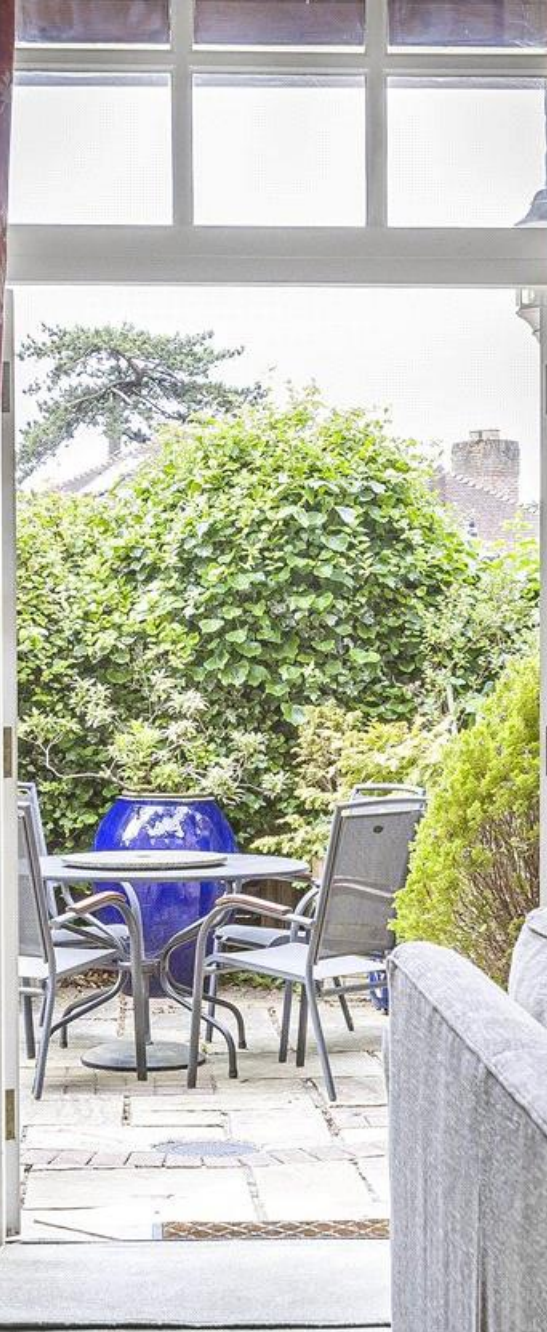












































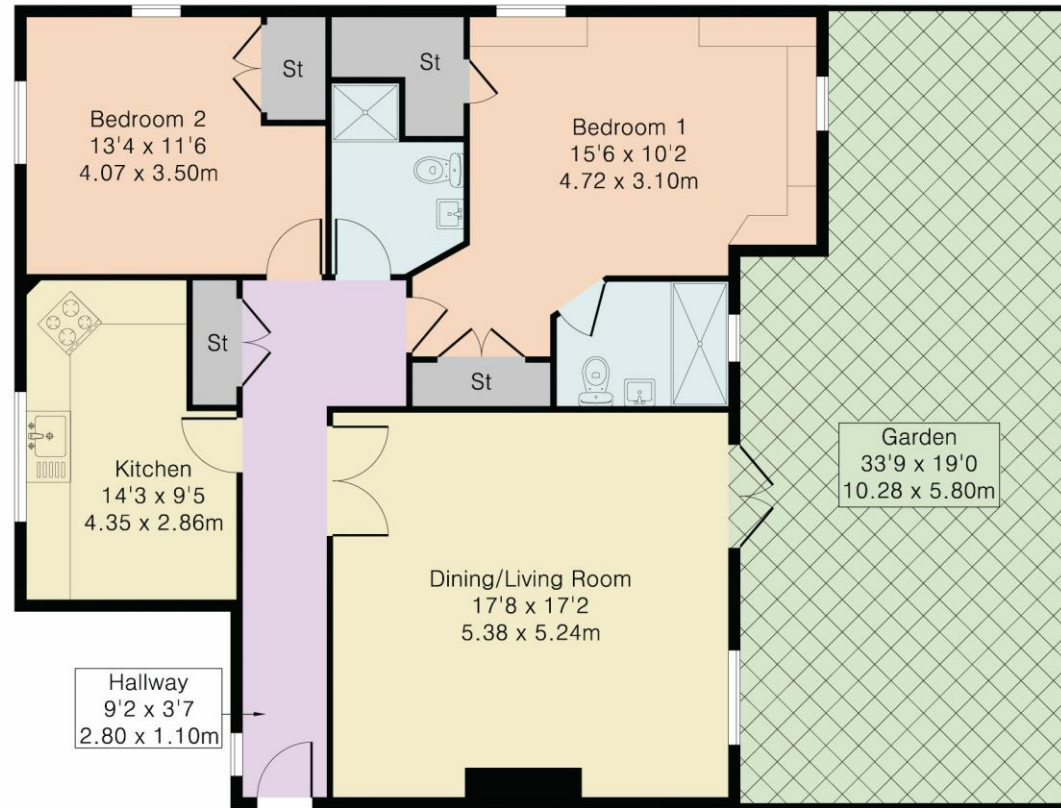
NO CYCLING







Approximate Gross Internal Area 1047 sq ft – 97 sq m



Ground 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.





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - G  
Local Authority – Barnet

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