



Games Road, Barnet, EN4 9HR

Games Road

This spacious two bedroom share of freehold apartment is set within an elegant Neo-Georgian block and offers the added benefit of a garage and residential parking. The expansive 22 ft lounge has an abundance of natural light and a picturesque view overlooking the serene greenery of Hadley Wood.

A welcoming hallway features two useful storage cupboards and real wooden flooring, which continues through the lounge and bedrooms, adding warmth and character to the abode. Both bedrooms come with fitted wardrobes, offering more storage.

The modern kitchen is fitted with sleek quartz countertops and integrated appliances, and it is large enough to accommodate a dining table. The stylish four piece bathroom suite has been fully tiled and includes floor lighting, a vanity mirror, and contemporary fixtures.

This apartment is in Cockfosters and is a short walk to the local shops and restaurants on Cockfosters Road. Transport links are excellent, with Cockfosters Station (Piccadilly Line) only 0.4 miles away and New Barnet Station (Great Northern) 0.9 miles, offering easy access to Finsbury Park, Moorgate, and Kings Cross. Plus, access to the M25, M1, and A1 motorways is a convenient and a short drive away.















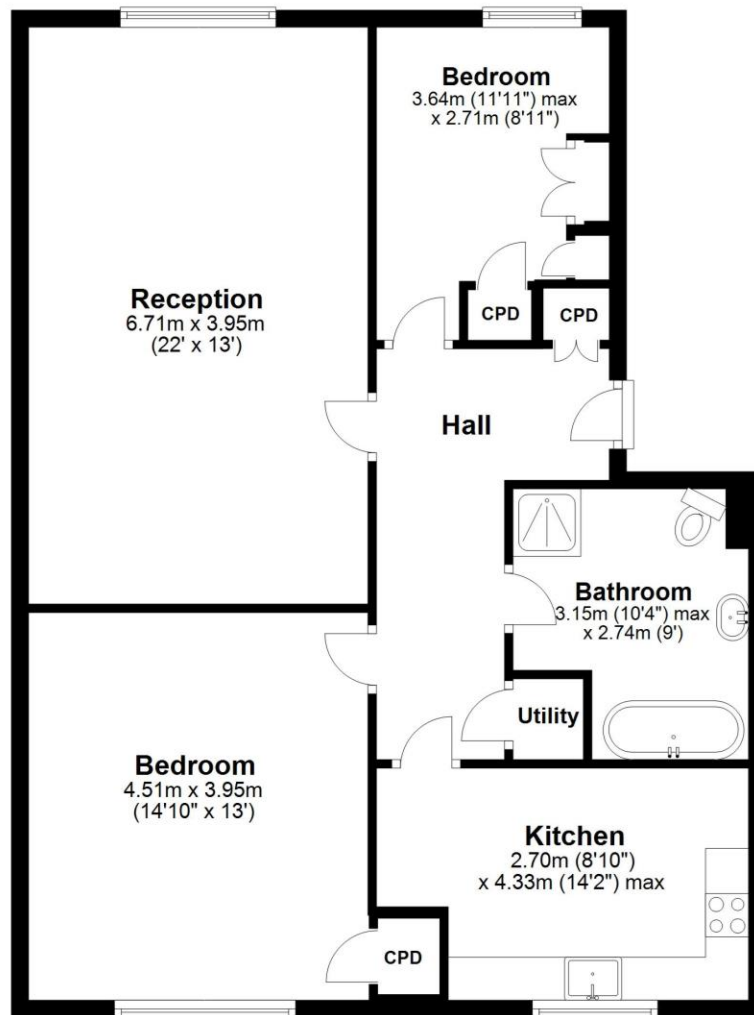






First Floor

Approx. 84.4 sq. metres (908.3 sq. feet)



Total area: approx. 84.4 sq. metres (908.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - F
Local Authority – Barnet

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HADLEY WOOD**

**10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ**

0208 440 9797
hadley@statons.com

