Crescent East

Hadley Wood, Barnet, EN4 0EL

Guide Price £495,000

Sean Heaney
HOMES & PROPERTY

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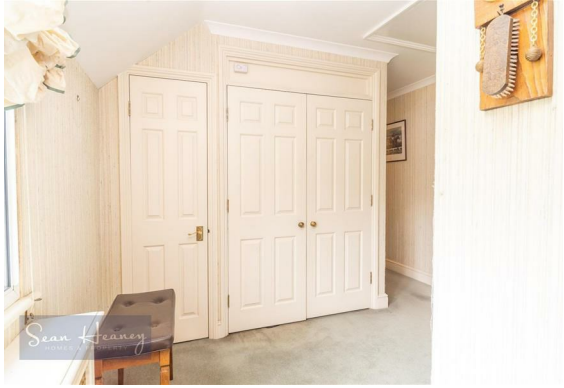
Sought after HADLEY WOOD location, IDEAL FOR THE COMMUTER in close proximity to the mainline station (KINGS CROSS & MOORGATE). The TOP FLOOR APARTMENT offers a welcoming hallway, 2 DOUBLE BEDROOMS, LARGE RECEPTION/ DINING ROOM, good kitchen with breakfast bar, sizeable family bathroom, additional EN-SUITE, separate GUEST CLOAKROOM and PLENTY OF STORAGE including LOFT SPACE. The property benefits from STUNNING VIEWS, ample PARKING, A GARAGE and A LONG LEASE.

EPC : C

Lease: 126 years
SHARE OF FREEHOLD

Ground Rent & Service Charge: (approx) £3,000 pa

ENFIELD COUNCIL TAX BAND: E



TOP FLOOR

Hallway

Storage

Bedroom 1
12'5 x 12'4 (3.78m x 3.76m)

Bedroom 2
12'5 x 8'9 (3.78m x 2.67m)

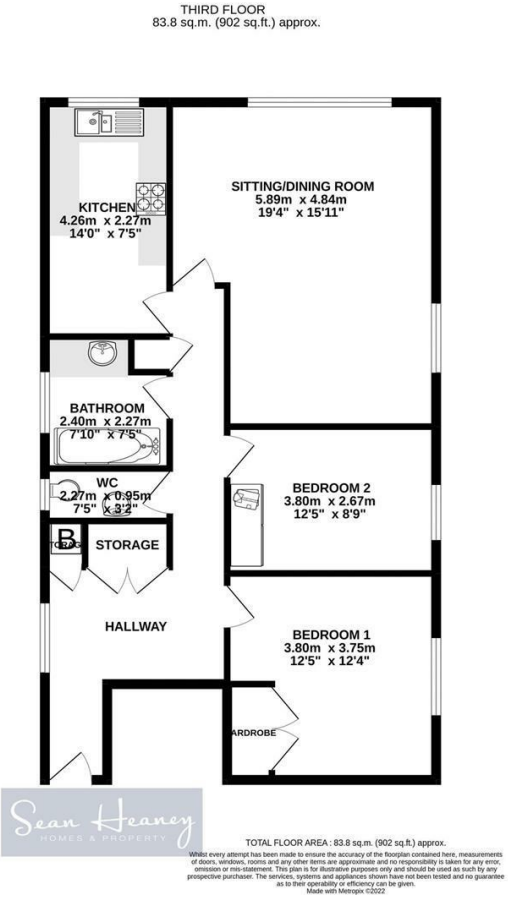
Reception Room
19'4 x 15'11 (5.89m x 4.85m)

Kitchen
14'0 x 7'5 (4.27m x 2.26m)

Bathroom
7'10 x 7'5 (2.39m x 2.26m)

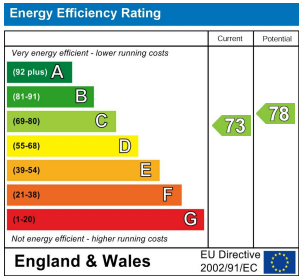
Guest Cloakroom
7'5 x 3'2 (2.26m x 0.97m)

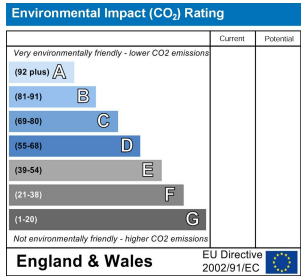
Floor Plan



Area Map

Energy Efficiency Graph





Viewing

Please contact our Barnet Office on 020 8441 7173
if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

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