



## GAMES ROAD, COCKFOSTERS, EN4

**\*\* Offered CHAIN FREE \*\* LUXURY PENTHOUSE APARTMENT \*\***

Ludgrove Hall is a prestigious gated development located at the end of Games Road with stunning communal grounds facing out to Hadley Woods & a short walk from Jack's Lake. It is located within easy reach of Cockfosters Station (Picc Line) and Cockfosters Parade with it's variety of local shops, restaurants & amenities.

Set in the grounds of Ludgrove Hall is this gorgeous penthouse apartment offering a luxury living experience in a truly tranquil setting. At an impressive 1,251sqft, the apartment features two spacious double bedrooms, including a master suite complete with an ensuite shower room along with a guest bedroom, with Jack & Jill access to the guest bathroom. The heart of the home is a generous living and dining room, characterised by its charming features and high ceilings. Lift to all floors and entry phone system.

This property also boasts a luxury fitted kitchen with integrated appliances and benefits from allocated parking. This apartment is a perfect blend of luxury and convenience, ideal for those seeking a peaceful yet connected lifestyle.



### ACCOMMODATION

\* CONVERTED MANSION HOUSE \* GATED ENTRANCE \* COMMUNAL ENTRANCE HALL WITH LIFT \* OWN ENTRANCE HALL RUNNING THE LENGTH OF THE APARTMENT \* SPACIOUS 23FT RECEPTION / DINING ROOM \* LUXURY FITTED KITCHEN WITH STONE WORKTOPS & INTEGRATED APPLIANCES \* 2 DOUBLE BEDROOMS \* EN-SUITE TO MASTER BEDROOM \* GUEST BATHROOM \* 2 ALLOCATED PARKING SPACES \* STUNNING COMMUNAL GROUNDS & GARDENS \*

SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, VIDEO ENTRY PHONE SYSTEM, LIFT, GATED ENTRANCE

**PRICE: £739,000 LEASEHOLD**

**HALLWAY 24'11" x 7'6" (7.59m x 2.29m)**

**Herringbone solid wood flooring. Access to reception / dining room, kitchen, master bedroom & bathroom.**



**RECEPTION / DINING ROOM 23'3" x 15'5" (7.09m x 4.70m)**

**Triple aspect double glazed windows letting in lots of light and with views of the communal gardens. Carpeted, with chandelier pendant lighting to the ceiling.**



## RECEPTION / DINING ROOM (PIC 2)



### LUXURY KITCHEN 16'1" x 8'7" (4.90m x 2.62m)

Double glazed window & herringbone solid wood flooring. Handleless wall & base units with stone worktops. Miele fitted double oven, undercounter stainless steel sink with shower tap & separate filter tap, gas hob, fitted microwave & integrated appliances.



**MASTER BEDROOM 15'5" x 12'9" (4.70m x 3.89m)**

**Double glazed window, carpeted & tastefully refurbished. Access to the luxury en-suite. Chandelier pendant lighting to the ceiling.**



**LUXURY EN-SUITE 9'5" x 6'7" (2.87m x 2.01m)**

**Frosted double glazed window & fully tiled. Wall hung double sink with vanity unit beneath & mirror above. Double walk in thermostatic rain shower with separate hand held shower attachment. Low flush WC & chrome heated towel rail.**



**BEDROOM 2 12'8" x 10'7" (3.86m x 3.23m)**

**Double glazed window & carpeted floors. Chandelier pendant lighting and tastefully decorated.**



**LUXURY JACK & JILL BATHROOM**

**Accessed from bedroom 2 & the hallway, making it convenient for guests. Fully tiled with full sized panelled bath, with rain & hand held shower attachments. Low flush, wall hung WC with hidden cistern and chrome flush plate. Wall hung wash hand basin with vanity unit beneath and LED lit mirror above.**



### **COMMUNAL GARDENS**

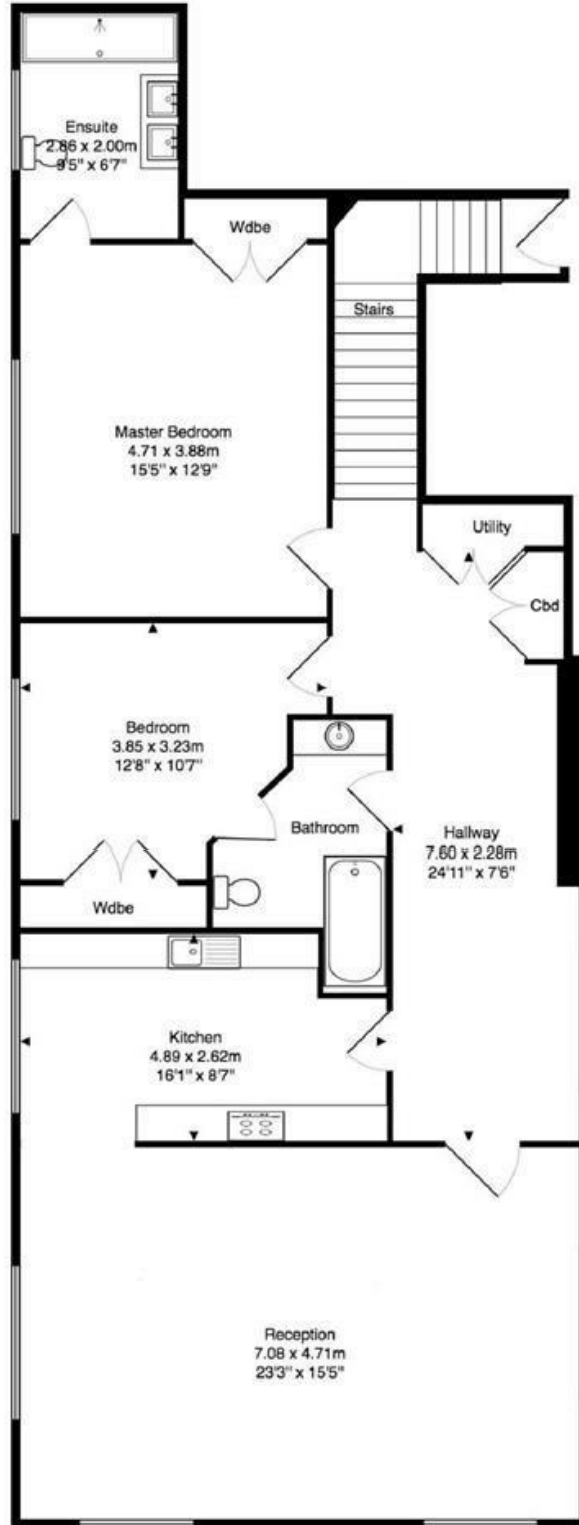
The property is situated within and has been converted from Ludgrove Hall and sits within the stunning grounds and benefits from access to the beautiful communal gardens.



### **EXTERIOR WITH APARTMENT OUTLINED**

Occupying the top floor of the rear building, overlooking the stunning communal gardens.





Third Floor

Approx. Gross Internal Area: 116.2 m<sup>2</sup> ... 1251 ft<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance  
only and must not be relied upon as a statement of fact.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 76      | 76        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.