



Flat 16 Ludgrove Hall, 61-65 Games Road, EN4 9HX

£3,495 PCM



PENTHOUSE !! Ideally located within a private gated development and within walking distance to a vibrant community spirit with excellent schools, along with wonderful local restaurants, cafés and bistros in Cockfosters. The Spires Shopping Centre in nearby Cockfosters Road is within easy striking distance of the M1, M25 and A1, for swift journeys in and out of the capital. Heathrow and Luton airports are each approximately 45 minutes away.

This exceptional modern penthouse apartment has been refurbished to a very high standard and occupies the whole top floor wing of Ludgrove Hall. The property benefits from a triple aspect reception room with stunning panoramic views, designer kitchen, two double bedrooms, two bathrooms (one en-suite) both with underfloor heating, two allocated parking spaces, landscaped communal garden & grounds, video entry phone and lift serving all floors. With far-reaching views towards Trent Country Park or Hadley Wood Golf Course viewing the changing seasons are spectacular. Full LED lighting throughout. Designer kitchen from ALNO including DuPont Corian worktop with sunken stainless steel sink with Blanco mixer tap and

