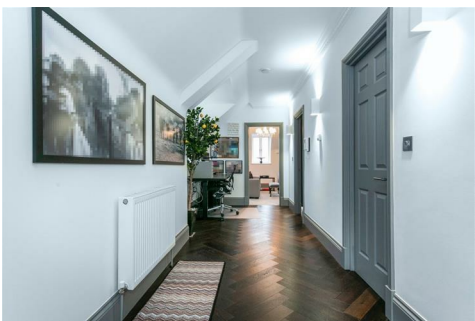




**Peter Barry**  
*working harder for you*

Tel: 020 8360 4777  
[www.pbea.co.uk](http://www.pbea.co.uk)



## Games Road, Barnet, EN4 9HX

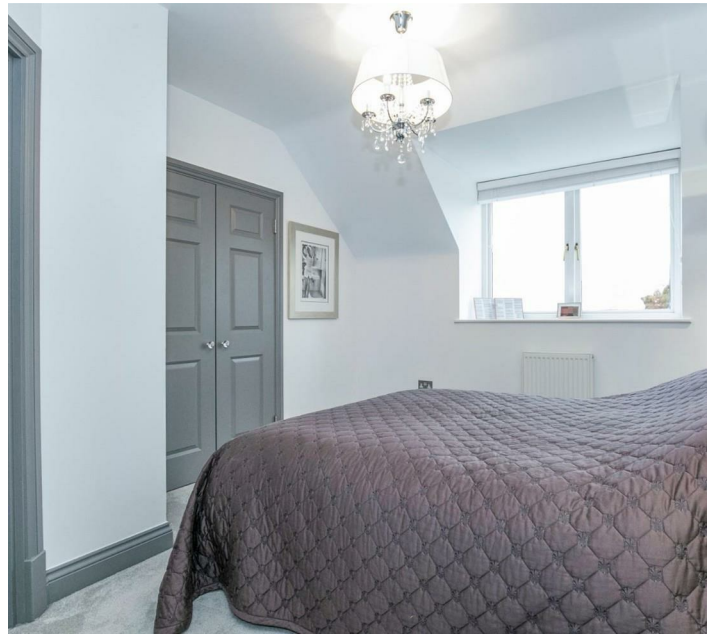
Peter Barry are delighted to present this fantastic two bedroom penthouse located within a private gated development and within walking distance to a vibrant community spirit with excellent schools, along with wonderful local restaurants, cafés and bistros in Cockfosters.

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.

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 separate boiling hot tap, integrated Miele appliances including fridge/freezer

**£3,495 Per Calendar Month**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	