



Palazzo, Hadley Wood, EN4 0JW

Per Calendar Month £6,000 Per Calendar Month Council Tax Band H

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

**\*AVAILABLE MID AUGUST \* FURNISHED \*** A stunning, high specification 3 bedroom ground floor apartment by award winning Fusion Residential, boasting a lounge/dining room, kitchen/breakfast room, utility room, guest cloakroom, master bedroom with dressing room and luxury en suite bathroom, guest bedroom suite, 3rd bedroom/study and panoramic terrace for outdoor entertaining.

Located on Beech Hill - the most exclusive address in Hadley Wood and one of the most coveted roads in Hertfordshire, Palazzo is directly opposite Hadley Wood Golf Club. Excellent shops, restaurants, boutiques and cafes are located close by in Cockfosters, as well as Trent Park open space and Cockfosters Piccadilly Line tube station.





## Apartment Two

This stylish three bedroom apartment boasts a beautiful breakfast room - the jewel in the crown, leading onto panoramic terraces for lavish yet discrete outdoor entertaining.



## Ground Floor



Front Elevation



Rear Elevation

Dimensions	ft	m
Master Bedroom	22' 2" x 21' 0"	9.5 x 3.4
Bedroom Two	15' 0" x 13' 1"	4.6 x 4.0
Bedroom Three / Study	17' 4" x 11' 6"	5.4 x 3.5
Kitchen	25' 3" x 12' 1"	7.7 x 3.7
Living Room / Dining	22' 2" x 21' 0"	6.8 x 6.4
Terrace	34' 4" x 15' 6"	10.5 x 4.8

These plans are indicative and are not to be used for measurements or appraisal purposes and are intended to act only as a guide

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	87-92	86	86
B	81-86		
C	73-80		
D	69-72		
E	63-68		
F	55-62		
G	49-54		
Not energy efficient - higher running costs			

EU Directive

