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# LUDGROVE HALL, GAMES ROAD, HADLEY WOOD/COCKFOSTERS, EN4

WE ARE PLEASED TO OFFER FOR SALE, CHAIN FREE, THIS 2 DOUBLE BEDROOM & 2 BATHROOM MANSION FLAT SET ON THE TOP FLOOR OF THE HISTORIC LUDGROVE HALL IN COCKFOSTERS.
Offering nearly 1,200sq ft of living space comprising; a Lounge/Diner which backs onto an Inner Hallway that could also be incorporated (subject to permission) & a well-fitted Kitchen/Diner with oak fitted units, integrated appliances and Granite Worktops. There are two double bedrooms, the main with an ensuite bathroom & the 2nd bedroom has a Jack & Jill shower room which serves as an ensuite & guest shower room with access from both the bedroom & hallway. Complete with 2 Allocated Parking Spaces, Stunning Communal Gardens and a lift to all floors.
It forms part of the Historic Mansion known as Ludgrove Hall which was converted in 1999 into luxury apartments and is situated at the end of Games Road in a beautiful Rural Setting opposite Hadley Wood, yet is within walking distance of Cockfosters Tube Station (Picc. Line), Shops, Buses, Schools, Trent Country Park & Hadley Woods.
Viewings Highly Recommended to avoid disappointment.

## ACCOMMODATION

* CHAIN FREE * TOP FLOOR OF HISTORIC LUDGROVE HALL * ATTRACTIVE COMMUNAL ENTRANCE HALL * LIFT TO ALL FLOORS * OWN ENTRANCE HALL * RECEPTION ROOM * WELL FITTED KITCHEN/BREAKFAST ROOM * MASTER BEDROOM WITH EN-SUITE BATHROOM * 2ND DOUBLE BEDROOM WITH JACK & JILL EN-SUITE SHOWER ROOM * 2 SECURED OFF STREET PARKING SPACES * AMAZING & VAST COMMUNAL GARDENS *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZED SASH WINDOWS * LIFT * SECURED PARKING * BURGLAR ALARM * LIFT * CHARACTER BUILDING *

## PRICE: OFFERS OVER £600,000 LEASEHOLD -97YRS

**COMMUNAL ENTRANCE**
**Bright and spacious with access to the apartment via lift or stairs.**

**HALLWAY 28'10" x 9'2" (8.80 x 2.80)**
**Double glazed windows letting in lots of natural light. Carpeted & access to kitchen, both bedrooms, living room & Jack & Jill shower room.**

**LIVING ROOM 17'6" x 16'2" (5.33m x 4.93m)**
**Double glazed windows both with radiators to the side. Carpeted, neutrally decorated with coving & spotlights to the ceiling.**

**LIVING ROOM (pic 2)**
**A different aspect showing the fireplace with marble surround & hearth.**

**LIVING ROOM (pic 3)**

**KITCHEN / BREAKFAST ROOM 11'10" x 10'8" (3.61m x 3.25m)**
**Double glazed sash window, tiled flooring & splashback. Gas hob with stainless steel chimney hood above. Granite worktops & breakfast bar, plumbed for washing machine, stainless steel sink with mixer tap.**

**KITCHEN / BREAKFAST ROOM (pic 2)**

**BEDROOM 1 22'7" x 11'10" (6.88m x 3.61m )**
**Triple aspect, with double glazed sash windows. Carpeted, with pendant lighting & coving to the ceiling. Built-In Wardrobe, Access to the ensuite bathroom.**

**BATHROOM EN-SUITE 9'1" x 8'1" (2.77m x 2.46m)**
**Mostly tiled four piece en-suite bathroom comprising panelled bath, pedestal wash hand basin, shower cubicle & low flush WC.**

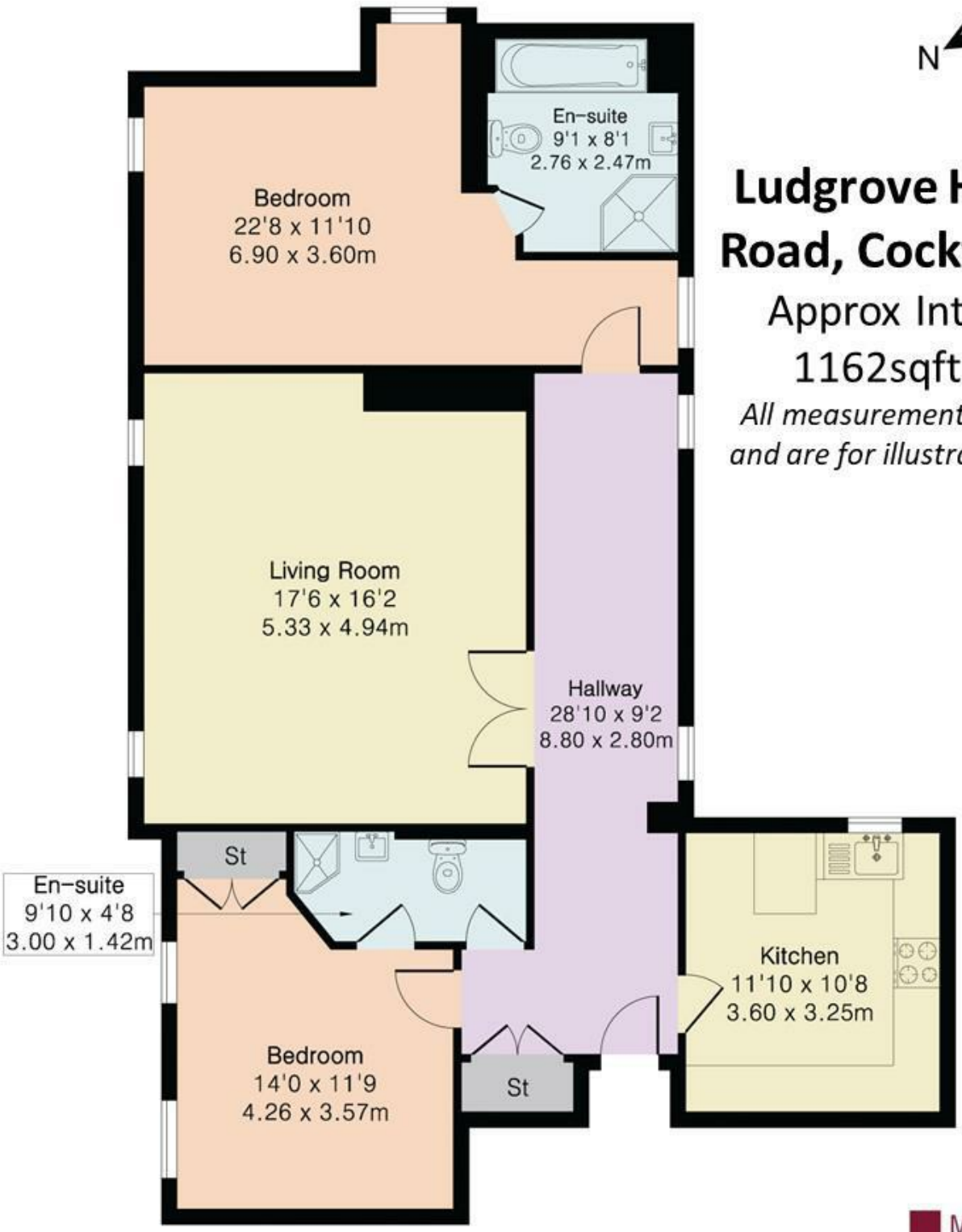
**BEDROOM 2 13'11" x 11'8" (4.26m x 3.57m)**
**Dual aspect with double glazed windows. Carpeted, with coving & pendant lighting to the ceiling. Built-in Wardrobe, Access to the en-suite Jack & Jill shower room.**

**JACK & JILL EN-SUITE**
**Mainly tiled, comprising a quadrant shower cubicle, pedestal wash hand basin & low flush WC.**

**COMMUNAL GARDENS**
**Beautifully maintained communal gardens offering a tranquil, relaxing space in which to unwind.**

**COMMUNAL GARDENS (pic 2)**

**FRONT ELEVATION OF BUILDING**




# Ludgrove Hall, Games Road, Cockfosters, EN4

Approx Internal Area:
1162sqft (108sqm)

*All measurements are approximate and are for illustrative purposes only.*

Second Floor

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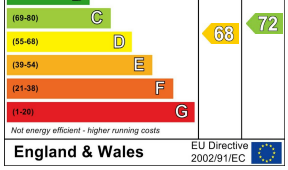


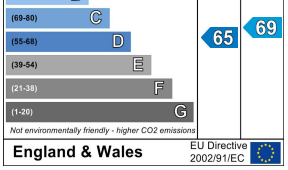


NAEA National Association of Estate Agents

PRS Property Redress Scheme

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.

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