

Kingsdale Court, EN4

M^{OV}ELI





Kingsdale Court, EN4

An exclusive three-bedroom penthouse apartment in a sought after gated development combining privacy, security and craftsmanship in one of Hadley Wood's most sought-after addresses.

- Penthouse apartment
- High specification
- Secure underground parking for two cars
- South-westerly facing balcony
- Marble floors and bathrooms
- Poggenpohl kitchen
- Communal gardens
- Bespoke joinery
- EV charging point
- Lift access

Occupying more than half of the top floor this penthouse offers over 1,600 sq ft of beautifully considered accommodation.

Positioned moments from Cockfosters Underground Station, Trent Park and Hadley Wood Golf Club, the apartment has undergone a comprehensive refurbishment where every detail has been carefully considered. From the bespoke Cerberus security entry system to the extensive use of marble and bespoke joinery, the result is a home of quiet sophistication that balances contemporary luxury with effortless practicality.

The principal reception space is particularly impressive. A vaulted ceiling draws natural light into the room, enhancing the generous proportions, whilst herringbone flooring, bespoke cabinetry and doors opening onto the west-facing balcony create an elegant setting for both entertaining and everyday living. The balcony enjoys a peaceful outlook across beautifully maintained communal gardens, capturing the afternoon and evening sun.

The Poggenpohl kitchen is equally refined, appointed with Cosmic White granite worktops, integrated Smeg appliances and a ►





- breakfast bar, offering a space that is as functional as it is beautifully executed.

The principal bedroom is arranged as a private suite, complete with fitted wardrobes, a dedicated dressing area and a luxurious en-suite finished in Bianco Carrara marble with underfloor heating. Two further double bedrooms, one with feature windows, are served by an equally impressive family bathroom, while the separate TV room provides the flexibility to become a fourth bedroom, home office or additional reception room, depending on individual requirements.

The quality of the refurbishment extends throughout the apartment. A striking chequered marble floor, marble bathrooms, bespoke cabinetry, electric blinds, an integrated Wi-Fi boosting system, enhanced security and extensive built-in storage have all been incorporated with longevity and ease of living firmly in mind.

Practicality has not been overlooked. The apartment benefits from lift access, two secure underground parking spaces, an electric vehicle charging point, a substantial private storage room, beautifully landscaped communal gardens and a purified water system serving the entire development, all set behind secure electric gates.

Apartments of this scale and specification are seldom available in Hadley Wood. Combining the security and convenience of luxury apartment living with the proportions of a substantial home, this is a property that will appeal equally to those downsizing without compromise and professionals seeking exceptional connectivity to central London.

The property is offered with approximately 100 years remaining on the lease. The annual service charge is approximately £5,800, with ground rent of circa £200 per annum.

Council Tax: Band G

NB: The property may offer scope to build into the airspace above the apartment to add another floor. This is subject to obtaining the necessary planning permissions, building regulations and any other required consents. Prospective purchasers should make their own enquiries with the local planning authority.





LOCATION



Property location

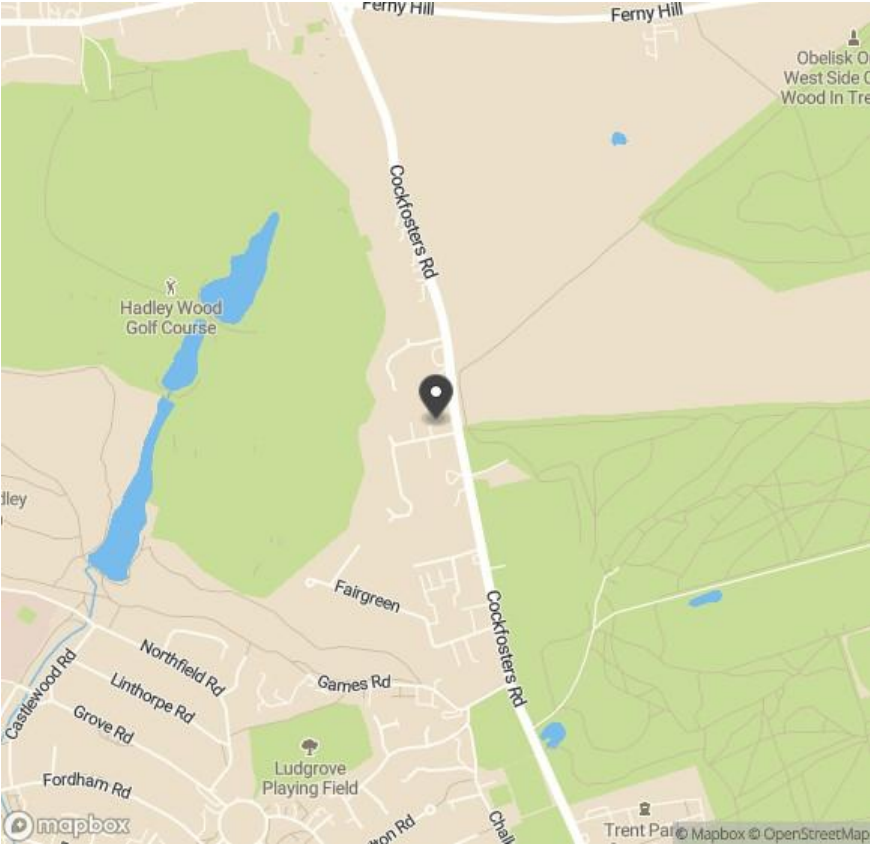
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **70C**

Potential: **70C**

FLOOR PLAN

1670 sq ft (155 sq m)



MOVELI

Approximate Gross Internal Area 1670 sq ft - 155 sq m

Second Floor Area 1619 sq ft - 150 sq m

Outbuilding Area 51 sq ft - 5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Important notice: Moveli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Moveli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@moveli.com



Carole Bratt

For viewings, further information or a free property valuation contact:

☎ 07812 965 363 | 01582 343 870

✉ carole@moveli.co.uk