

FLAT
16
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*exclusive home with panoramic views
two-bedroom penthouse*

*guide price
£795,000 - £825,000*

Welcome to luxury living at its finest in Cockfosters, where sophistication meets tranquillity. Nestled on the border of the highly coveted Hadley Wood area, this immaculate two-bedroom penthouse epitomises elegance and comfort.



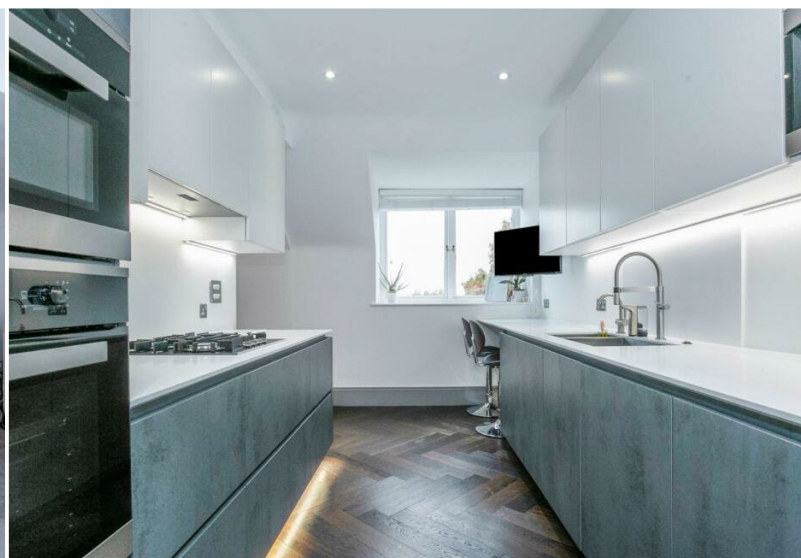
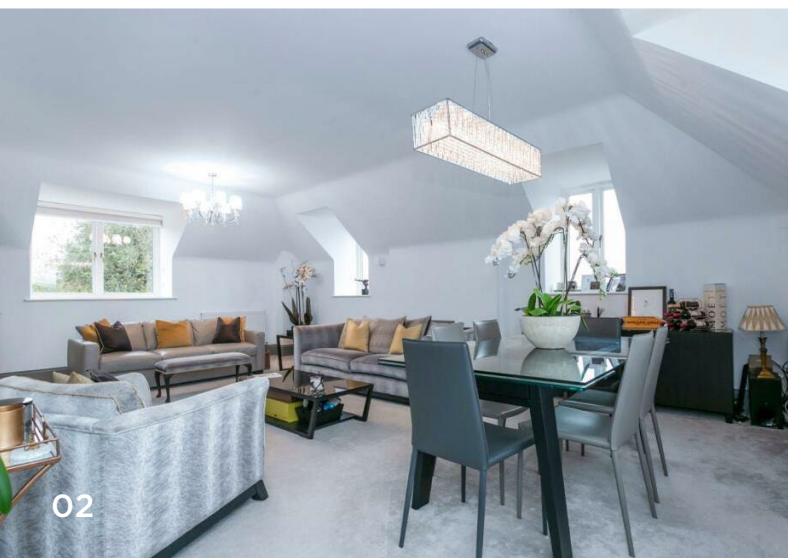
As you step into this exceptional residence, you are greeted by a beautiful, carpeted staircase, below a stunning chandelier, which welcomes you into the luxurious penthouse.

this property benefits from a spacious reception room offering breathtaking panoramic views of hadley wood. adjacent to the reception, at the heart of this home lies its meticulously designed, fully fitted kitchen boasting integrated appliances, including a fridge/freezer with ice maker, a separate

wine & champagne cooler and a high-spec coffee machine.

a convenient jack and jill 4-piece bathroom, accessible from both the hallway and the second bedroom, offers convenience and privacy.

the epitome of luxury living is embodied in the expansive master bedroom, complete with its own en-suite bathroom, providing a sanctuary of serenity and indulgence.





this exclusive penthouse is situated within a secure, gated residence, offering peace of mind and privacy, along with two allocated private parking spaces. the property also benefits from underfloor heating in both bathrooms, ensuring warmth and comfort year-round. additional features include landscaped communal gardens and grounds, offering a serene escape amidst the bustling city life, video entry phone for enhanced security and a lift serving all floors for effortless access.



this home is situated in a highly convenient and accessible location within the desirable n14 postcode, surrounded by excellent transport links, open spaces, local facilities, and reputable schools.

arnos grove underground station is just a short walk away, offering swift access to central london via the piccadilly line, making it ideal for quick commutes in and out of the capital. additionally, bowes park, palmers green, and new southgate

railway stations are all easily accessible, providing further travel options on the great northern and thameslink lines.

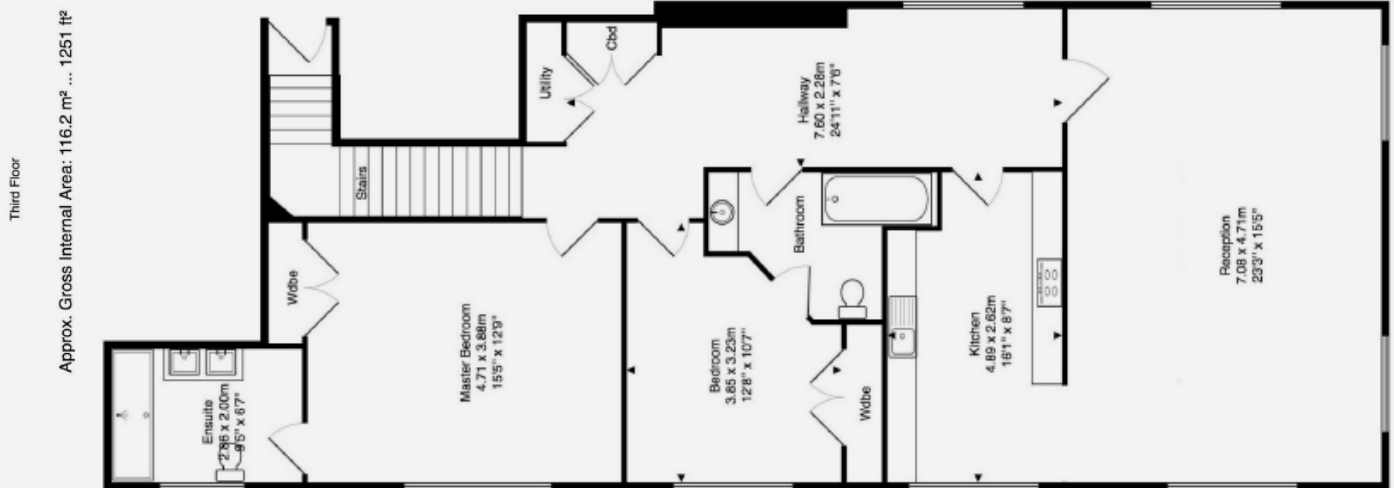
for those who appreciate green spaces, this property is perfectly positioned near arnos park and broomfield park, both just minutes away on foot. these parks offer picturesque walking paths, play areas, and ample space for outdoor activities, adding to the appeal of this home.

floorplan:

flat 16, ludgrove hall, games road,
london, en4 9hx

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

epc rating: c	council tax band: g	leasehold: 102 years remaining	service charge: £600pcm	ground rent: £613pa
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overview

video entry system	offered on a chain free basis
beautiful communal garden	breathtaking views of trent park and hadley wood
secure gated residence with x2 private parking	lift access to all floors
a short walk to cockfosters underground station	close to local amenities
	luxurious penthouse

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