

Penthouse, Hadley Heights  
Hadley Common, Hertfordshire, EN5 5QH  
£945,000 Share of freehold

**STATONS**

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Bedrooms 3 | Bathrooms 2 | Receptions 2





**Penthouse, 19 Hadley Heights  
Hadley Common, Hertfordshire  
EN5 5QH**



A beautiful three bedroom duplex penthouse apartment with a private 60ft wrap around roof terrace with stunning panoramic views over London and Hadley Common, also having a large private balcony to the kitchen/dining room on the first floor. This lift-serviced block has extremely well maintained communal areas and the flat benefits from landscaped communal gardens, garage en block, full double glazing and is offered on a chain free basis.

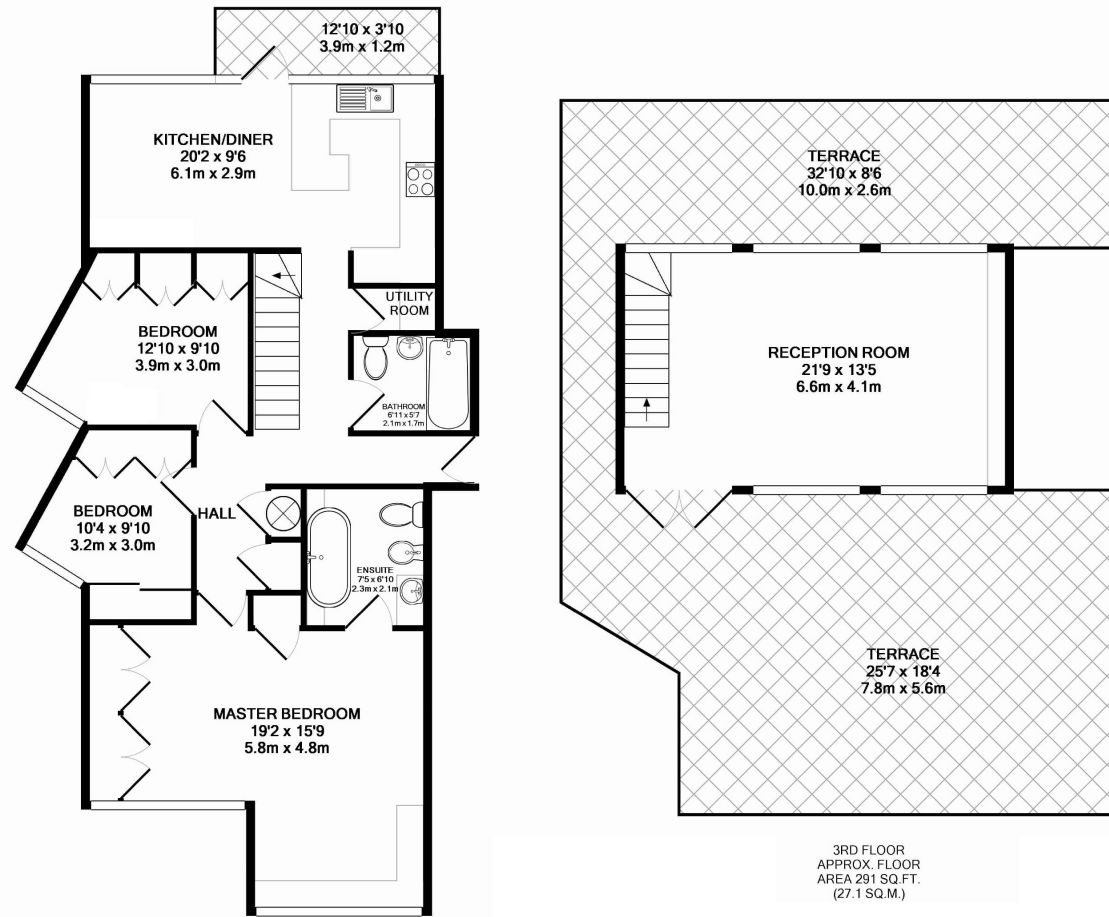
The accommodation comprises modern fitted kitchen/dining room with access to south facing terrace, master bedroom with fitted wardrobes and en-suite bathroom, two further bedrooms (both with fitted wardrobes), Family bathroom and separate utility area. The lounge is accessed via an internal staircase from the entrance hallway. This bright and airy dual aspect reception room is ideal for entertaining and has stunning views from both the reception room and the two terraces externally.

**Approach:-**

Communal gardens and grounds incorporating a wide variety of mature trees and shrubs. Non allocated Off street parking is provided for residents and visitors, communal entrance with security entry phone system, modern marble tiled entrance foyer.

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TOTAL APPROX. FLOOR AREA 1181 SQ.FT. (109.7 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Current	Potential	Rating	Current	Potential
100-90% A			100-90% A		
89-80% B			90-80% B		
80-65% C			80-65% C		
65-55% D			65-55% D		
55-45% E	45	62	55-45% E	38	40
45-35% F			45-35% F		
35-15% G			35-15% G		
No energy efficient - higher running costs			No environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

**DISCLAIMER:**

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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