Hamptons

INTERNATIONAL



Cockfosters Road, Hadley Wood, EN4

3 2 2

GUIDE PRICE

£1,000,000

(£1,000,000)

Property details



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Key features

- **Underfloor Heating**
- **Air-Conditioning**
- **Intelligence Lighting System**
- **Alarm System**
- **Security Gated Entrance with Drive**
- **Underground Parking with Two Allo**
- **For sale by Modern Auction - T & Cs**
- **Subject to Reserve Price**
- **Buyers'**
- **Fees apply**

Attributes

- **Apartment**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

This outstanding property presents luxury living in an enviable location. This three-bedroom ground-floor apartment offers a contemporary design and high-end finishes. The living space complemented by an expansive private terrace and a balcony off the principal suite, both with breathtaking views.Upon entering, the spacious reception hallway welcomes you into the home, leading to a stunning open-plan kitchen, dining, and family entertaining area. This space is fitted with sleek granite counter tops, a full range of Miele integrated appliances, the bi-folding doors open seamlessly onto the terrace—perfect for indoor-outdoor living. The separate sitting room, accessed via double doors, also features bi-folding doors leading to the terrace, creating an ideal setting for relaxation and entertaining.The apartment boasts three well-appointed double bedrooms, with the third currently utilized as a home office. The second bedroom includes a built-in wardrobe and an en-suite shower room. The luxurious principal suite enjoys access to a private balcony, perfect for morning coffee. a walk-in dressing room and an indulgent five-piece en-suite bathroom.Additional features include a separate laundry room, three storage rooms, and a guest cloakroom, all conveniently accessed from the hallway.OutsideResidents can also enjoy beautifully maintained communal gardens.SituationCentral London is within 23 minutes. Located equidistant between Hadley Wood station (offering a regular service into Moorgate and Kings Cross stations) and Cockfosters underground stations (Piccadilly line). For travelling by road, the M25 is under 2 miles away which provides great access to all major motorway links and London airports. Property Ref Number: HAM-57178Additional InformationThis property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £9,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.







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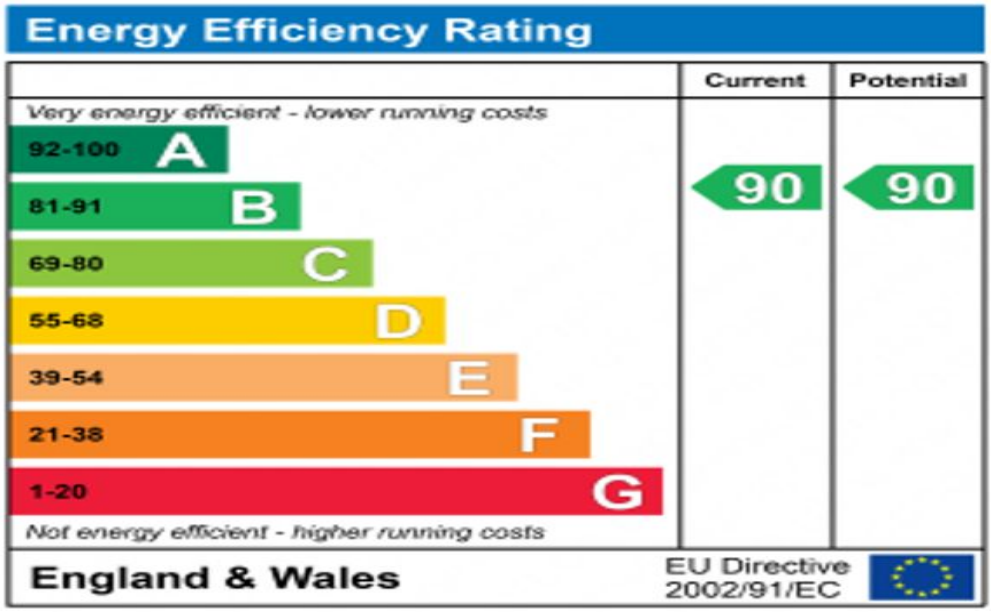




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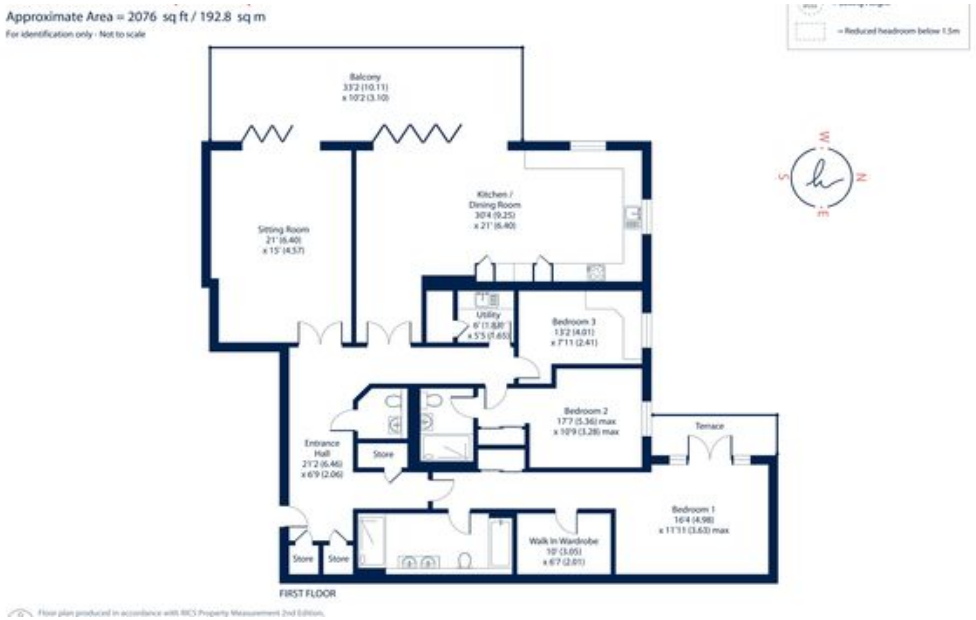




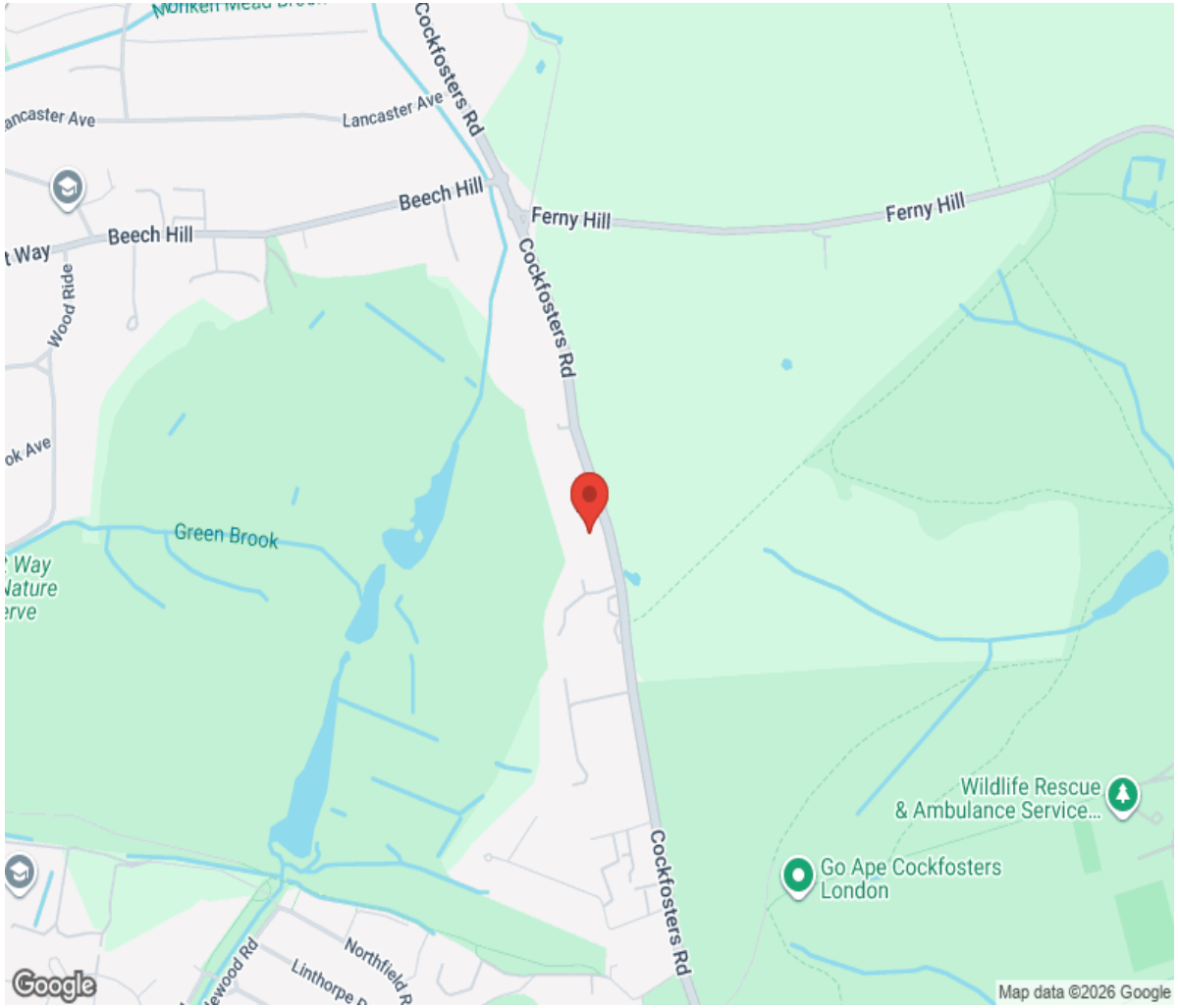
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Floor plan



Location





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