



Flat 6 The Rookstone

33 Lancaster Avenue, Hadley Wood

An impressive first floor three-bedroom duplex apartment with stylish accommodation, situated in Hadley Wood

A beautifully appointed first floor apartment within this handsome period house. Located in the heart of sought-after Hadley Wood, the apartment is within easy reach of Hadley Wood mainline station into London Moorgate and is also well-placed for access to High Barnet and Cockfosters tube lines, while also being just moments from surrounding countryside and parkland.



2 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



OFF STREET PARKING



PRIVATE GARDEN



SHARE OF FREEHOLD



VILLAGE



1,645 SQ FT



**GUIDE PRICE
£825,000**



The property

This attractive three-bedroom apartment offers spacious, airy accommodation across two upper floors in an impressive period house on a leafy Hadley Wood residential street. The house itself features handsome elevations of red brick, white render and half-timber roof gables. Past the private entrance, the apartment offers clean, neutral décor with a white colour palette, and quality contemporary fittings throughout, while there are also various original character details including ceiling cornicing and sash windows.

The apartment has its own private entrance on the ground level, with stairs leading to the first-floor landing. The well-proportioned sitting room features wooden flooring, an open fireplace and large sash windows welcoming plenty of natural light, and could also be used as a dining room as it adjoins the modern, well-equipped kitchen with its sleek white fitted units, wooden worktops and space for a breakfast table.

Integrated appliances include dual ovens and an induction hob with an extractor hood.

There are two well-presented double bedrooms on the first floor, both of which benefit from built-in storage. One first-floor bedroom has an en suite shower room, while the first-floor hallway also provides access to the family bathroom with its over-bath shower. Stairs lead to the second floor, where there is an impressive loft reception room with a pitched ceiling, skylights overhead and a floor-to-ceiling gable end window. The reception room has access to eaves storage, as well as leading to the generous principal bedroom with its gable end window, bespoke built-in wardrobes, further eaves storage and en suite bathroom with dual washbasins and an over-bath shower. All bath and shower rooms benefit from stylish modern fittings and floor-to-ceiling panelled walls.



Outside

The apartment building is set in beautiful communal gardens and grounds. At the front, an in-out driveway curves round a well-presented lawn, providing parking space for residents in front of the house. The gardens are bordered by established hedgerows to the side and mature trees to the front. At the rear, there is a private garden, mainly laid to lawn with a further shared garden with lawn, bordered and enclosed by established shrubs, hedgerows, mature trees and high fencing.

Location

The property is in the sought-after community of Hadley Wood, just outside Barnet and on the edge of rolling Hertfordshire countryside. Barnet town centre is just over a mile away, with its wealth of amenities including The Spires shopping centre and High Street, which has a choice of shops including Waterstones and H&M, a Waitrose, a Gail's Bakery, salons, a post office, and coffee shops.

There are plenty of good schools in the local area, with the outstanding-rated Monken Hadley CofE Primary School, Queen Elizabeth's girl's and boy's schools and Ark Pioneer Academy, as well as the independent Mount House School. Local leisure facilities include Hadley Wood's golf and tennis clubs, as well as a gym. High Barnet underground station, on the Northern Line, is just under two miles away, with Cockfosters also within easy reach (Piccadilly Line), while Hadley Wood station, less than half a mile away, offers services to Moorgate in 34 minutes. The M25 (junction 24) is just two and a half miles away. The area is also ideally located for access to three major airports (London Luton Airport at 25 miles, Stansted at 30 miles and Heathrow at 34 miles away).



Distances

- High Barnet 2.0 miles
- Cockfosters 2.0 miles
- New Barnet 2.5 miles
- Potter's Bar 2.5 miles
- Enfield 4.0 miles
- Central London 12 miles

Nearby Stations

- Hadley Wood Station
- Cockfosters Station
- High Barnet Station
- Potters Bar Station

Key Locations

- Covert Way Nature Reserve
- Hadley Green
- Hadley Common
- Hadley Wood Golf Course
- Trent Country Park

- Brent Cross Shopping Centre
- Stephens House & Gardens
- Mill Hill Park
- Arrandene Open Space
- Belmont Farm

Nearby Schools

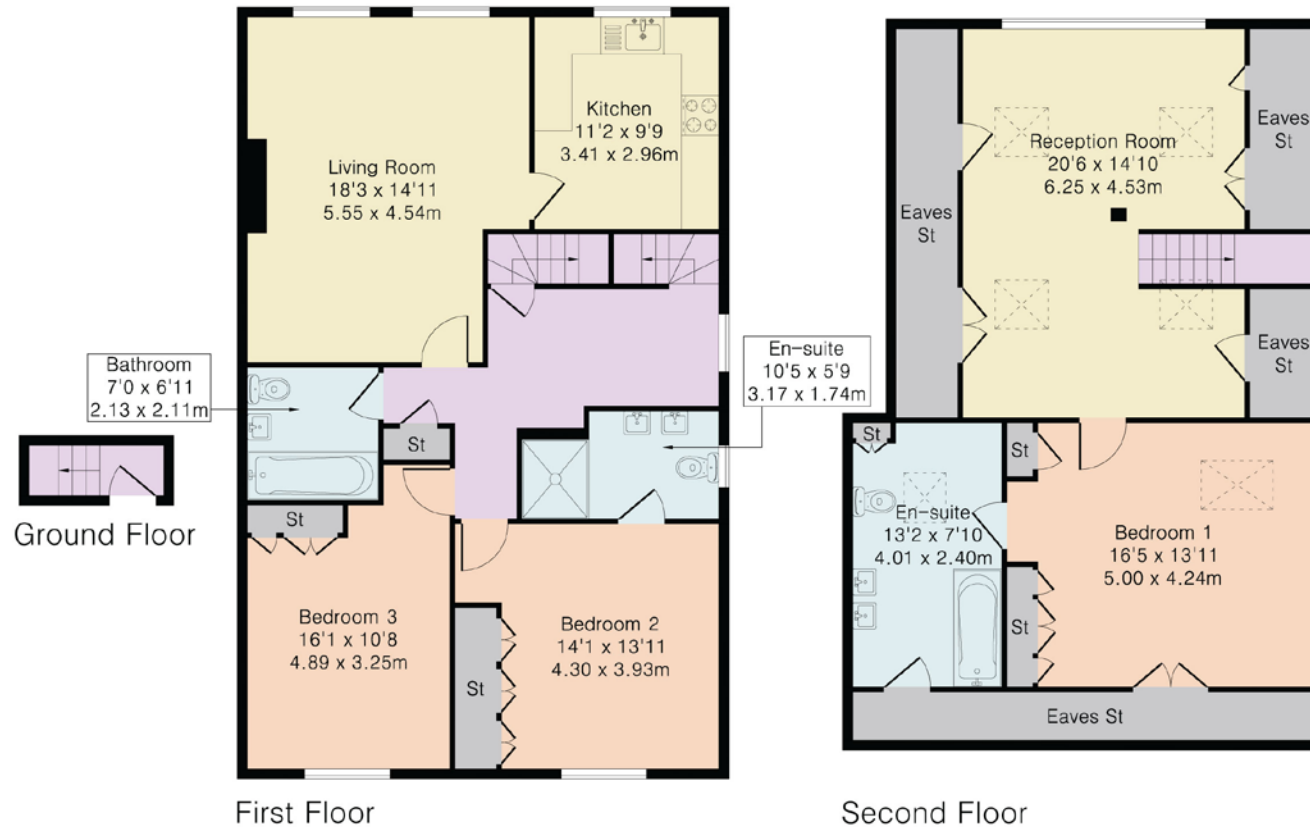
- Queen Elizabeth's Boy's School
- Queen Elizabeth's Girl's School
- Hadley Wood Primary School
- Ark Pioneer Academy
- Mount House School
- JCoSS
- Livingstone Primary and Nursery School
- Cromer Road Primary School
- Monken Hadley CofE Primary School
- Lyonsdown School
- Trent CofE Primary School
- St John's Preparatory and Senior School
- Danegrove Primary School



Approximate Gross Internal Area 1645 sq ft – 153 sq m

First Floor Area 985 sq ft – 92 sq m

Second Floor Area 660 sq ft – 61 sq m



Floorplans

First Floor area 985 sq ft (92 sq m)

Second Floor area 660 sq ft (61 sq m)

Approximate gross internal area 1,645 sq ft (153 sq m)

For identification purposes only.

Directions

EN4 OEP

what3words: ///calls.ashes.bigger - brings you to the driveway

General

Local Authority: Enfield Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G **EPC Rating:** C

Service charge: £186 pm

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Cuffley

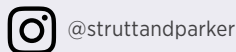
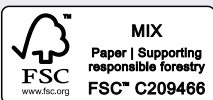
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