



Palazzo, Hadley Wood, EN4 0JW

Asking Price £1,325,000 Leasehold - Share of Freehold Council Tax Band H

REAL ESTATES
Est.1981

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This stunning high specification 3 bedroom apartment by award winning Fusion Residential boasts a lounge/dining room, kitchen/breakfast room, utility room, guest cloakroom, master bedroom with dressing room and luxury en suite bathroom, guest bedroom suite, 3rd bedroom/study and panoramic terrace for outdoor entertaining.

Located on Beech Hill - the most exclusive address in Hadley Wood and one of the most coveted roads in Hertfordshire, Palazzo is directly opposite Hadley Wood Golf Club.

**** expansive open-air private terrace ** **SHARE OF FREEHOLD****





Apartment Two

This stylish three bedroom apartment boasts a beautiful breakfast room - the jewel in the crown, leading onto panoramic terraces for lavish yet discrete outdoor entertaining.



Ground Floor



Front Elevation



Rear Elevation

Dimensions	ft	m
Master Bedroom	22' 2" x 21' 0"	9.5 x 3.4
Bedroom Two	15' 0" x 13' 1"	4.6 x 4.0
Bedroom Three / Study	17' 4" x 11' 6"	5.4 x 3.5
Kitchen	25' 3" x 12' 1"	7.7 x 3.7
Living Room / Dining	22' 2" x 21' 0"	6.8 x 6.4
Terrace	34' 4" x 15' 6"	10.5 x 4.8

These plans are indicative and are not to be used for measurements or appraisal purposes and are intended to act only as a guide

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	87-91	86	86
B	82-86		
C	72-81		
D	62-71		
E	52-61		
F	42-51		
G	32-41		
Not energy efficient - higher running costs			

EU Directive

