

West Wing, The Pump House, Antlia Court  
Enfield, Middlesex, EN2 8LA  
Guide price £1,950,000

**STATONS**

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Bedrooms 3 | Bathrooms 3 | Receptions 2





## West Wing, The Pump House, Antlia Court Enfield, Middlesex



**\*\*LAUNCHING SATURDAY 3RD FEBRUARY, 11AM-3PM\*\***

**THE PUMP HOUSE - THE WEST WING OF A VICTORIAN PUMPING STATION WITH ITS OWN PRIVATE LIFT** - An individually designed home with its own internal private lift to all floors, three double bedrooms each with en-suite bathroom, ample parking and panoramic views in three directions.

The Pump House is set in a private gated development, Antlia Court, within its own exclusive grounds, and is the prime residence in this beautifully converted Victorian building. Located in an idyllic countryside setting with City views, yet only a short drive from Hadley Wood and Cockfosters stations, the development is perfectly positioned.

In 1902 the Pump House was constructed to accommodate an increasing local population. In spite of the humble purpose of the building, Victorian trends dictated the use of exquisite materials and visually beautiful construction. Influence by Queen Anne style architecture, The Pump House proved to be no exception. Over a century later, this undeniably unique structure stands testament to a time of building glory and resting proudly within its imposing natural surroundings. Sympathetically restored and preserved whilst brought firmly into the 21st Century The Pump House is now fully equipped to continue writing the pages of its history.

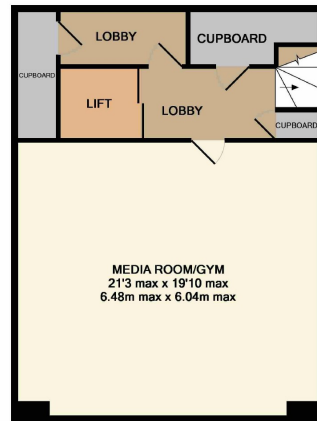
Owning a home at Antlia court is a heady mix of luxurious lifestyle in a prime location, surrounded by intrinsic history and rolling landscapes.

For further details and an appointments to view please contact our New Homes Office on 020 8441 9555

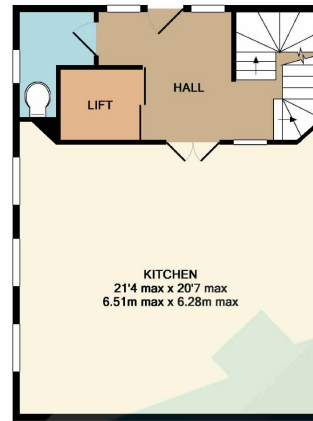
The accommodation comprises:

Entrance Lobby, Entrance Hall, Guest Cloakroom, Kitchen/Dining/Living Room, FIRST FLOOR; Study Area, Bedroom 3, En Suite Bathroom, Bedroom 2, SECOND FLOOR; Master Bedroom, En Suite Bathroom, En Suite Dressing Room

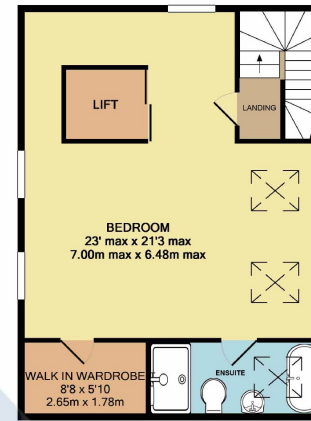




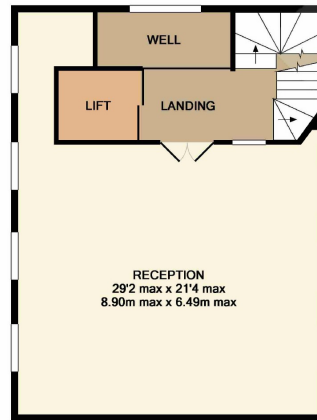
LOWER GROUND FLOOR



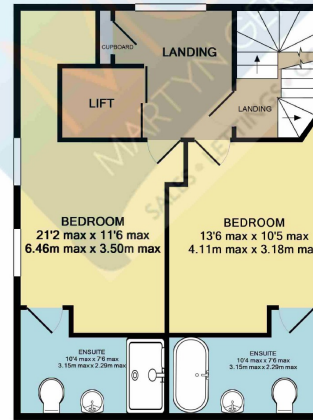
GROUND FLOOR



3RD FLOOR



1ST FLOOR



2ND FLOOR



TOTAL APPROX. FLOOR AREA 3058 SQ.FT. (284.1 SQ.M.)  
GIA measurements are approximate. Not to scale. Illustrative purposes only

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Star energy efficient - lower running costs	Current	Potential	Star environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(95-100) A			(1-10) A		
(85-95) B			(11-15) B		
(75-85) C			(16-20) C		
(65-75) D			(21-25) D		
(55-65) E			(26-30) E		
(45-55) F			(31-35) F		
(35-45) G			(36-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 83 (Current), 53 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: 74 (Current), 42 (Potential)

**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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**NEW HOMES SHOWCASE**

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