

Levens, Broad Walk
Winchmore Hill, N21 3DA
Price £6,500,000 Freehold

STATONS

Tel: 020 8440 9797
Email: hadley@statons.com
Bedrooms 8 | Bathrooms 10 | Receptions 5





Levens, 9 Broad Walk
Winchmore Hill,
N21 3DA



Broad Walk is one of Winchmore Hill's most desirable roads, running from The Green in the north to Bourne Hill in the south. The property backs on to the Grade II Listed Groveland's Park, originally a private estate which recently celebrated its centenary. Local shops are available on The Green, within a 10 minute walk to the north, where Winchmore Hill Rail Station can also be found. The station provides regular services to Finsbury Park from where London Underground services operate (Piccadilly and Victoria Lines), with average journey times of approximately 13 minutes. Moorgate Station (Circle, Hammersmith & City, Metropolitan and Northern Lines) is available within half an hour. The more extensive shopping facilities of Southgate are within a 15 minute walk to the west, where Southgate London Underground Station (Piccadilly Line) can be found. The Great Cambridge Road (A10), North Circular Road (A406) and M25 Motorway are all within reach.

The property comprises a detached mansion house arranged over ground, first and second (in eaves) floors. The property benefits from spacious front and rear gardens, an indoor swimming pool, and an in-out driveway, providing gated off-street parking and an integral double garage.

Accommodation

Ground Floor - Entrance Hall, Dining Room, Drawing Room, Family Room, Loggia, Kitchen/Breakfast Room with Larder, Boot Room, Garage, Swimming Pool with Changing Room and Sauna, Plant Room First Floor - Master Bedroom with Dressing Room, En-Suite Bathroom and Private Terrace, Bedroom with En-Suite Bathroom with Shower Cubicle, Two Further Bedrooms with En-Suite Shower Rooms, Games Room, Gym, Shower Room Second Floor (In Eaves) - Reception Room, Bedroom with En-Suite Shower Room, Two Further Bedrooms, Bathroom, Kitchenette, Laundry Room Total gia Approximately 1,049.3 sq m (11,290 sq ft) nb. Please note that some of the images used are library images.



| | | |
|------------------------|---------------|-----------------|
| Drawing Room | 12.30 x 5.68m | 40'4" x 18'7" |
| Kitchen/breakfast Room | 13.50 x 5.68m | 44'3" x 18'7" |
| Family Room | 6.97 x 5.18m | 22'10" x 16'10" |
| Dining Room | 5.68 x 5.30m | 18'7" x 17'4" |
| Cinema/Study | 5.44 x 4.26m | 17'8" x 13'10" |
| Larder | | |
| Wine Room | | |
| Swimming Pool | 7.90 x 14.00m | 25'9" x 46' |
| Sauna | | |
| Boot Room | 4.88 x 2.66m | 16'0" x 8'7" |
| WC x3 | | |
| Garage | 7.04 x 5.97m | 23'1" x 19'6" |



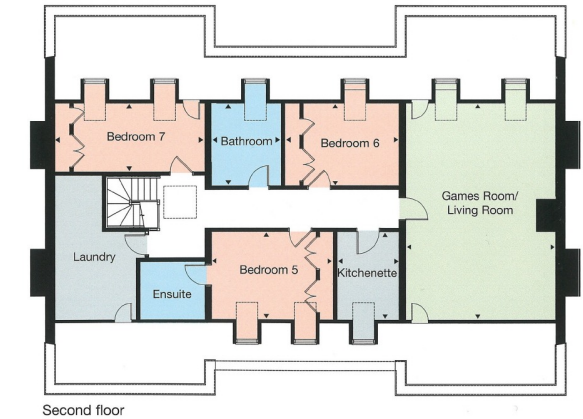
| | | |
|----------------|---------------|----------------|
| Master Bedroom | 9.72 x 5.68m | 31'10" x 18'6" |
| Master Ensuite | | |
| Guest Bedroom | 4.31 x 4.25m | 14'1" x 13'9" |
| Guest Ensuite | | |
| Bedroom 3 | 4.46 x 5.68m | 14'6" x 18'6" |
| Ensuite | | |
| Bedroom 4 | 4.00 x 5.68m | 13'12" x 18'6" |
| Ensuite | | |
| Games Room | 10.19 x 6.93m | 33'4" x 22'7" |
| Gym | 6.10 x 4.44m | 20'0" x 14'6" |



| | | |
|----------------------------|--------------|----------------|
| Bedroom 5 | 6.54 x 5.68m | 21'5" x 18'6" |
| Ensuite | | |
| Bedroom 6 | 3.60 x 3.14m | 11'8" x 10'3" |
| Bedroom 7 | 5.00 x 2.60m | 16'4" x 8'5" |
| Bathroom | | |
| Games Room/ Living Room | 8.22 x 5.68m | 26'10" x 18'6" |
| Kitchenette | 2.34 x 3.34m | 7'7" x 10'10" |
| Laundry | | |

*Dimensions taken into wardrobe
These plans are for guidance only and must not be relied upon as a statement of fact. Not to Scale

- Reception rooms / Kitchen
- Utilities
- Bathrooms
- Bedrooms
- Recreation



Approximate Gross Internal Floor Area
Total: 1077.6 sq.m / 11,600 sq.ft

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--------------------------|---------|-----------|--|---------|-----------|
| 100-140 | Current | Potential | 100-140 | Current | Potential |
| 100-140 A | 71 | 73 | 100-140 A | 80 | 81 |
| 110-120 B | | | 110-120 B | | |
| 120-130 C | | | 120-130 C | | |
| 130-140 D | | | 130-140 D | | |
| 140-150 E | | | 140-150 E | | |
| 150-160 F | | | 150-160 F | | |
| 160-180 G | | | 160-180 G | | |

England & Wales EU Directive 2002/91/EC

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.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com