

# Sean Heaney

HOMES & PROPERTY



**Parkgate Crescent**  
Hadley Wood, Barnet, EN4 0NW  
Guide Price £2,950,000





## Parkgate Crescent

Hadley Wood, Barnet, EN4 0NW

Elegant Six-Bedroom Residence in excess of 5,200 sq ft with Indoor Pool

This outstanding home blends design with exceptional lifestyle features, set in one of Hadley Wood's most prestigious locations.

The grand reception entrance leads to beautifully appointed living spaces, including a formal living room, games/family room, study, utility, stunning open-plan kitchen with central island, skylight, garden access and a unique vision to the pool complex.

Across the upper floors are an impressive six bedrooms, including two with en-suites and the principal suite boasts a private dressing room and spa-style bathroom. An additional two family bathrooms and guest cloakroom provide well planned accommodation.

A superior lower ground floor offers a private indoor pool and gym, complete with its own facilities and leisure area.

The property benefits further from a landscaped secluded garden, ample driveway parking, and lower ground garage.

Ideally located near Hadley Wood Station - direct access to Kings Cross & Moorgate, with easy access to the Piccadilly Line via Cockfosters. Positioned perfectly nearby elite golf and tennis clubs, green spaces including Hadley Woods, Trent Park, Hadley Common and Hadley Green.

EPC : C

ENFIELD COUNCIL TAX BAND : G

TENURE : Freehold







## GROUND FLOOR

### Entrance Hallway

26'2 x 9'6 (7.98m x 2.90m)

### Office

17'7 x 11'5 (5.36m x 3.48m)

### Living Room

20'5 x 11'11 (6.22m x 3.63m)

### Guest Cloakroom

11'6 x 4'5 (3.51m x 1.35m)

### Utility

11'5 x 6'5 (3.48m x 1.96m)

### Kitchen / Breakfast Room

33'8 x 21'5 (10.26m x 6.53m)

### Family / Games Room

28'8 x 18'0 (8.74m x 5.49m)

### Bar Area

7'7 x 6'7 (2.31m x 2.01m)

### Plant Room

8'5 x 5'3 (2.57m x 1.60m)

## FIRST FLOOR

### Landing

### Bedroom One

23'11 x 11'10 (7.29m x 3.61m)

### En-Suite

27'11 x 5'3 (8.51m x 1.60m)

### Dressing Room

15'11 x 8'9 (4.85m x 2.67m)

### Bedroom Two

21'4 x 16'10 (6.50m x 5.13m)

### En-Suite

8'3 x 5'3 (2.51m x 1.60m)

### Bedroom Five

13'5 x 12'0 (4.09m x 3.66m)

### Family Bathroom

11'5 x 8'6 (3.48m x 2.59m)

## SECOND FLOOR

### Bedroom Three

11'10 x 11'9 (3.61m x 3.58m)

### En-Suite

8'6 x 8'3 (2.59m x 2.51m)

### Bedroom Four

20'9 x 11'11 (6.32m x 3.63m)

### Bedroom Six

9'10 x 8'4 (3.00m x 2.54m)

### Storage

## LOWER GROUND FLOOR

### Pool Room

32'6 x 20'0 (9.91m x 6.10m)

### Shower Room

### Plant Room

## INDOOR POOL

## GARAGE

22'6 x 11'1 (6.86m x 3.38m)



Floor Plan



Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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- 2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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Area Map



Energy Efficiency Graph

