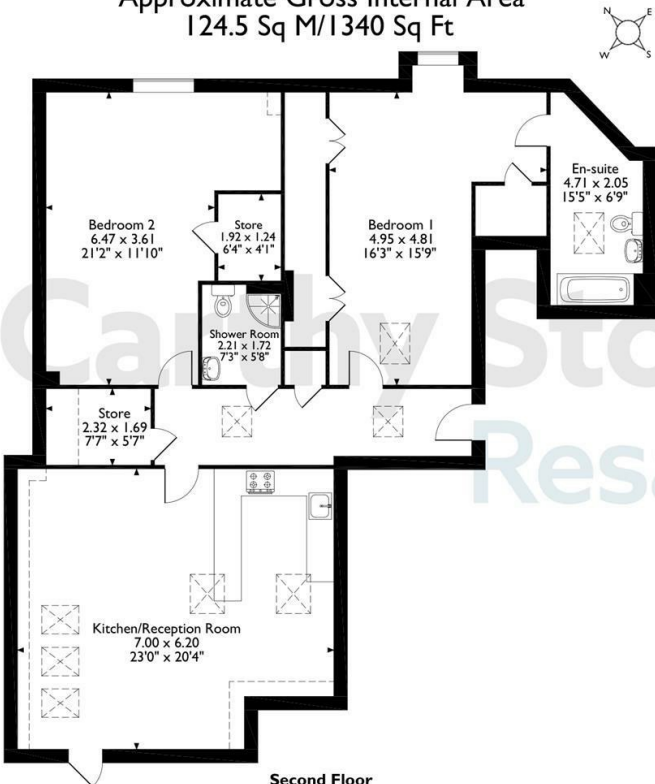


Samuel House, Flat 22, 1B, Westpole Avenue, Barnet  
Approximate Gross Internal Area  
124.5 Sq M/1340 Sq Ft



Second Floor  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8671001/DST.

Council Tax Band: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

## 22 Samuel House

Westpole Avenue, Barnet, EN4 0FP



Asking price £725,000 Leasehold

A RARE & EXCEPTIONAL 2 BEDROOM PENTHOUSE APARTMENT

An exceptional TWO bedroom PENTHOUSE apartment situated on the SECOND FLOOR. This apartment boasts a MODERN KITCHEN with high quality INTEGRATED appliances, living area with a JULIET BALCONY, TWO DOUBLE BEDROOMS, En-suite with freestanding bath and main shower room. Samuel House, a McCarthy Stone retirement living development is nestled in Oakwood and features landscaped gardens and a Homeowner's lounge where SOCIAL EVENTS take place.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Westpole Avenue, Barnet

## Premium Penthouse Apartment

An Exceptional 2-Bedroom Penthouse, situated in the leafy suburb of Oakwood, London Borough of Enfield, this exceptional two-bedroom penthouse at Samuel House is designed for residents over 60, it combines generous space, luxurious interior-designed décor and a prime location, just moments from Cockfosters High street and Oakwood Underground Station.

## Inside the Penthouse

This top-floor residence is filled with natural light from Velux windows and features elevated ceilings throughout. Its generous scale, elegant design and high-quality specification make it one of the most desirable apartments in the development. Residents enjoy secure entry, lift access, mobility scooter charging room, private parking, and a hotel-style Guest Suite conveniently located directly next to the apartment.

## Local Area

In close proximity to Cockfosters High Street, which boast an abundance of restaurants and shops. Excellent medical, dental and pharmaceutical amenities less than a 5 minute walk. Conveniently close to the Oakwood underground station. Meet our Fabulous House Manager, Patricia.

## Living room

A bright and welcoming living space, neutrally decorated with soft carpeting and interior-designed décor. The open-plan layout provides ample room for dining and relaxing, enhanced by Velux roof windows. Includes raised power sockets, TV and telephone points, and two ceiling lights.

## Kitchen

A contemporary, high-spec kitchen with sleek high-gloss units and wood-effect work surfaces. Integrated appliances include:

- Fridge/freezer
- Waist-height oven with microwave above
- Four-ring induction hob with stainless-steel extractor and glass splashback
- Top-of-the-range Miele dishwasher

Under-cabinet lighting and raised sockets complete this premium kitchen.



## Master Bedroom & En-Suite

A generous double bedroom with extensive fitted wardrobes and natural light from Velux windows. Providing ample room for storage and access to en-suite for convenience. Raised power sockets and TV point.

## Large Boutique Style En-Suite with Dressing Table

Exceptionally spacious, this en-suite includes; freestanding bath with shower option, built-in vanity basin with storage, ladder-style stainless-steel radiator, low-level WC and dedicated dressing table area.

## Bedroom Two

A versatile large second bedroom with tasteful décor, carpeted throughout, rear-aspect window and two ceiling lights. Offers ample space for lounge chairs and a small table, ideal for reading, relaxing or enjoying a cup of tea.

## Shower Room

Modern shower room with tiled cubicle, low-level WC, vanity basin with storage and wall-mounted mirror.

## Service Charges

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)¹.

Service charge £6,585.23 per annum (for financial year ending 28/02/2026)



# 2 Bed | £725,000

## Development Benefits

- Exclusive Club Lounge with outdoor patio and Wi-Fi
- Landscaped communal gardens with gated private car park.
- Secure camera entry and 24-hour emergency call service
- Lift access to all floors
- Mobility scooter storage and charging station
- On-site House Manager (Patricia)
- Well-behaved pets welcome - (permission needs to be requested)

## Parking

Optional Parking bay can be purchased for an additional £10,000.

## Leasehold

Lease: 999 years from 1/1/2022  
Ground rent: n/a

## Moving Made Easy & Additional Information

Moving Made Easy & Additional information:

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Gas Central Heating
- Mains drainage

