



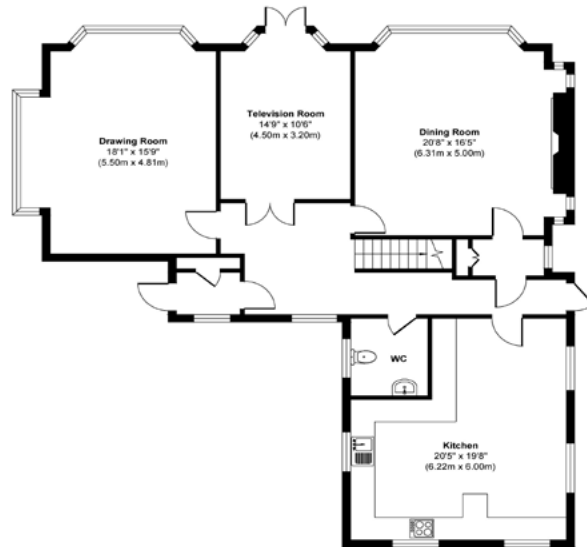
BEECH HILL

Hadley Wood, Barnet, EN4

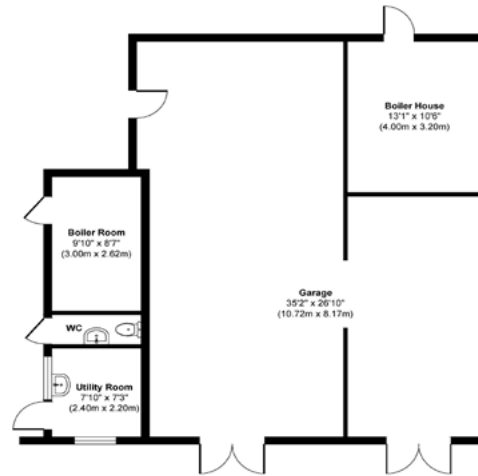




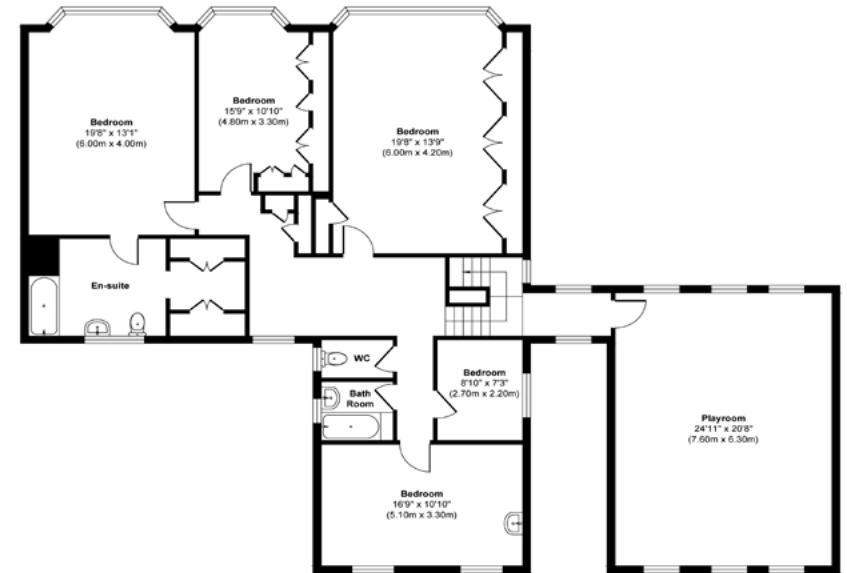
Beech Hill, Hadley Wood, EN4



Ground Floor
Approximate Floor Area
1319 sq. ft.
(122.50 sq. m)



Garage
Approximate Floor Area
1137 sq. ft.
(105.66 sq. m)



First Floor
Approximate Floor Area
1640 sq. ft.
(170.99 sq. m)

Approx. Gross Internal Floor Area 4296 sq. ft / 399.15 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Beech Hill, Hadley Wood, Barnet, EN4

Price: £4,750,000

Freehold, EPC D

Viewings strictly via [Smart Move London](#)

Coming to market on the most premier road in Hadley Wood, a substantial six bedrooms, three receptions detached property, spanning over 4,200 sq ft with an impressive 230ft south facing garden, 0.75 acres backing directly onto the prestigious Hadley Wood Golf Course.

The property is one of the last remaining untouched plots backing onto the golf course with its own private access. There's high Development Potential (STPP) as neighboring sites have been granted planning and achieved gross development values in excess of £19 million.

KEY FEATURES

- Development Potential (STPP)
- 0.75 Acres
- 230ft South Facing Garden
- Backing Directly onto Hadley Wood Golf Course
- Rear Private Access to Golf Course
- Heated Swimming Pool
- Double Garage

TRANSPORT

COCKFOSTERS UNDERGROUND & HADLEY WOOD OVERGROUND STATION.



DEVELOPMENT OPPORTUNITY (STPP)

4 Beech Hill, Hadley Wood, EN4 - GDV Estimated £19,000,000

Planning Granted (5x Apartments & 2 Detached Houses)

<https://planningandbuildingcontrol.enfield.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGVJTUJNGWJ00>

18 Beech Hill, Hadley Wood, EN4 - GDV Estimated £20,000,000

Planning in Progress (5x Apartments & 2 Detached Houses)

<https://planningandbuildingcontrol.enfield.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUPPQGJNK4Y00>

22 Beech Hill, Hadley Wood, EN4 - GDV Estimated £20,000,000

Planning Granted (9x Apartments)

<https://planningandbuildingcontrol.enfield.gov.uk/online-applications/applicationDetails.do?keyVal=R9X6K7JNM0400&activeTab=summary>

64 Beech Hill, Hadley Wood, EN4 - GDV Estimated £17,000,000

Planning Granted (9x Apartments)

<https://planningandbuildingcontrol.enfield.gov.uk/online-applications/applicationDetails.do?keyVal=Q4KGHSJNHWL00&activeTab=summary>



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