



Oakleigh Avenue, Oakleigh Park, N20 9JH
£4,000,000 Freehold Council Tax Band G

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

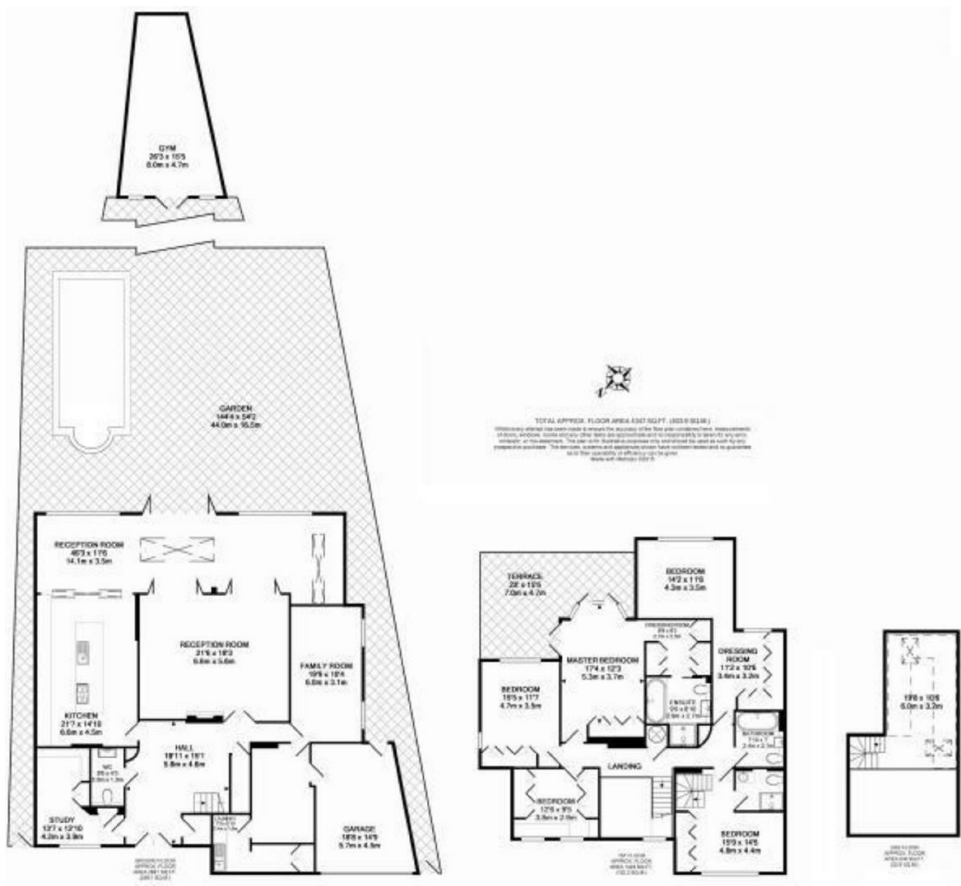
An imposing family home, extended and refurbished to a high standard with meticulous attention to detail throughout, ideal for families and entertaining on a grand scale. Features include CAT5 cabling, mode and Rako remote controlled lighting, Sonos entertainment system with KEF speakers to most of ground floor and 2 bedrooms, fitted iPad to kitchen, air conditioning and underfloor heating. There is also a formal lounge, study, tv room, children's den/study and large utility room. The principal suite comprises a sumptuous bedroom, dressing room, luxury bathroom and roof terrace. The remaining rooms are of a good size; bed 3 benefiting from its own dressing area, whilst bedroom 2 boasts an en suite shower room and stairs ascending to a top floor playroom.

2 sets of electronically operated gates open onto a carriage drive providing parking for several cars and a garage. The garden extends to approx 155ft with a terrace from the rear of the property leading to a heated swimming pool with electric safety cover. To the rear is a purpose built gym with Sky tv, data cabling and heating. Full irrigation system and zonal LED lighting to front and rear.

Oakleigh Avenue is a sought after tree lined avenue convenient for shops, restaurants, Oakleigh Park overground, Totteridge & Whetstone underground (Northern Line), excellent schooling and places of worship.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	91-100 kWh/m ²		
B	81-90 kWh/m ²		
C	71-80 kWh/m ²		
D	61-70 kWh/m ²	57	60
E	51-60 kWh/m ²		
F	41-50 kWh/m ²		
G	31-40 kWh/m ²		
Not energy efficient - higher running costs			

EU Directive

