



Arkley Drive, Arkley, EN5 3LN

Price £3,000,000 Freehold

Council Tax Band H

REAL ESTATES
Est.1981

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Real Estates are delighted to offer for sale this stunning, individually designed, detached family residence fully renovated by current owners circa 13 years ago and situated on this sought after private road offering almost 4000 sq feet of contemporary, high specification accommodation arranged over 2 floors, with further potential to convert the loft if required (currently used for storage and to house the AV cupboard).

This outstanding residence comprises a large entrance hall, front reception/play room leading to the gym, study, formal reception with sliding doors onto garden, guest cloakroom, utility room and a spectacular open plan, kitchen/super room with Gaggenau appliances, enjoying stunning views of the garden through full height and width sliding doors. The property also benefits from a Crestron Home Automation System, under floor heating and air-conditioning to the majority of the house. To the 1st floor there are 5 bedrooms, 4 bathroom (3 en-suite) with a sumptuous master bedroom suite complete with dressing room and luxurious en suite bathroom.

Externally there is a fabulous rear garden measuring in excess of 150 ft with a large sun terrace, perfect for al fresco entertaining and dining, The driveway provides off street parking for several cars.

Located in the prestigious and sought-after semi-rural area of Arkley in a private no-through road, central London can be reached in under 30 mins by car. Nearby train stations include Totteridge, Mill Hill and High Barnet. High Corner is also within 5 minutes of both the M1 and M25 motorways providing easy access to all of London's airports. Prestigious schools in the area include Haberdasher's, Mill Hill, Dame Alice, Aldenham, Belmont and Queen Elizabeth's, providing nearby private coach services. Please contact our Totteridge office for further information or to arrange a viewing.

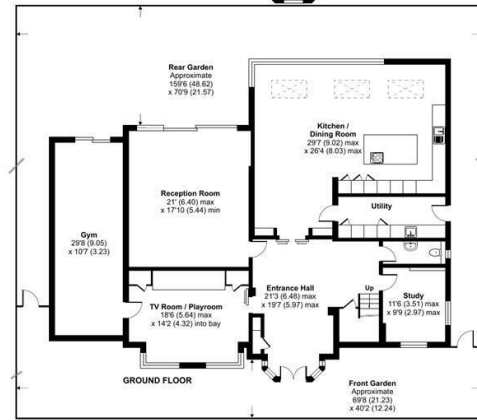




Arkley Drive, Barnet, EN5

Approximate Area (Usable) = 3932 sq ft / 365.2 sq m
 Loft (Not Usable) = 496 sq ft / 46 sq m
 Total = 4428 sq ft / 411.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ritchcom 2024. Produced for Real Estates. REF: 1159092

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91	72	81
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive			

