



Barnet Gate Lane, Arkley, EN5 2AD

Offers In Excess Of £1,400,000 Freehold Council Tax Band G

REAL ESTATES
Est.1981

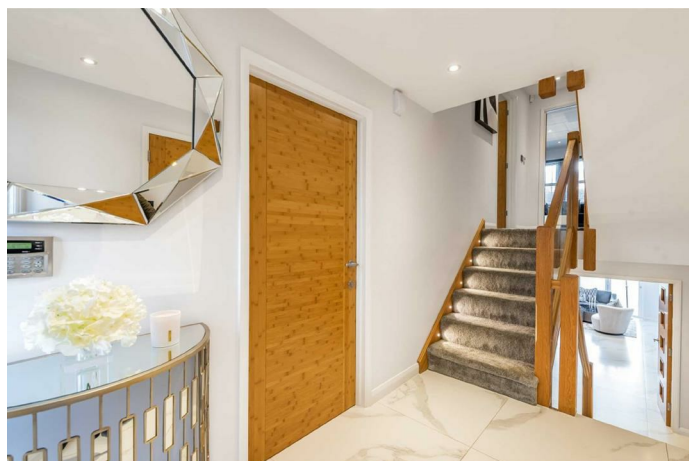
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******EXCITING RARE OPPORTUNITY****** Real Estates are delighted to present this newly refurbished, superbly interior designed residence in one of the finest roads in Arkley, comprising approx 2459 sq ft of elegant and lavish accommodation with extreme attention to detail and panoramic Greenbelt views to the front along with south- west facing large laid to lawn garden landscaped with well-maintained shrubs providing privacy.

Set behind a large gated driveway providing parking for 4 cars, this magnificent home comprises a spacious entrance hall, state of the art cinema room, study, beautiful open plan kitchen/reception room, utility room and guest cloakroom. The 1st and 2nd floors comprise 5 bedrooms (or 4 bedrooms and living room as currently used) and benefits from 4 fitted bathrooms (3 en-suite). This smart home offers a turnkey solution with benefits including nu-heat under floor heating system, with controls in every room, intelligent lighting, Daikin air conditioning and Sonos sound throughout.

Situated in the prestigious and sought-after North-London area of Arkley, central London can be reached within thirty minutes by car. A number of nearby train stations include Totteridge, Mill Hill and Barnet. 'Oak Heights' is also within 5 miles of both the M1 and M25 motorways providing easy access to all of London's airports. Schools including Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's provide top class education in the area. Many schools operate their coach service through Arkley.

Early viewing highly advised to avoid disappointment via the sellers sole agent.





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Approximate Area = 2180 sq ft / 202.5 sq m

Limited Use Area(s) = 279 sq ft / 26 sq m

Total = 2459 sq ft / 228.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)	81	82
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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