



Arkley Lane, Arkley, EN5 3JR

Offers In The Region Of £2,500,000 Freehold Council Tax Band H

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CHAIN FREE Octave House is a prestigious detached residence set in this sought after location, constructed in 2012 to offer superb accommodation. This gated home benefits from a superior specification throughout.

The bright and spacious accommodation, arranged over 3 floors includes a magnificent open plan super room incorporating a contemporary fitted kitchen, dining and lounge area, separate drawing room, dining room and study, large guest cloakroom and utility room to the ground floor. The 1st floor comprises master bedroom with vaulted octagonal ceiling, dressing area and stunning en suite bathroom, 3 further bedrooms and 2 bathrooms. The 2nd floor is currently being used as a leisure/entertainment floor but could serve as another large bedroom with a separate bathroom if needed. Integral double width garage and spectacular countryside views.

Barnet Road, at the southern end of Arkley Lane, links the A1 to the east with High Barnet and its busy High Street, underground and main line rail stations together with an exciting and diverse environment.

Octave House, Arkley Lane is a unique home offering the best of both worlds. There are superb links to London and beyond, an outstanding local shopping centre, excellent schooling and in sharp contrast, open meadows surrounding this prestigious property.



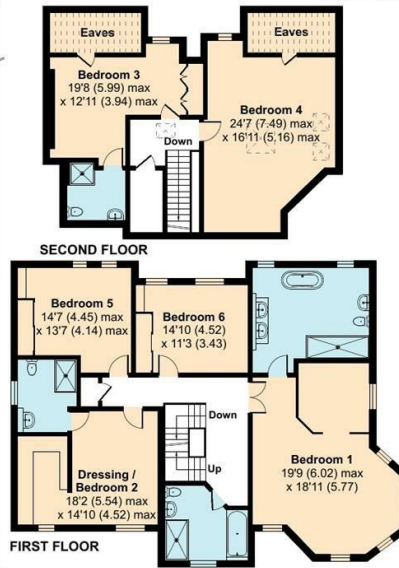
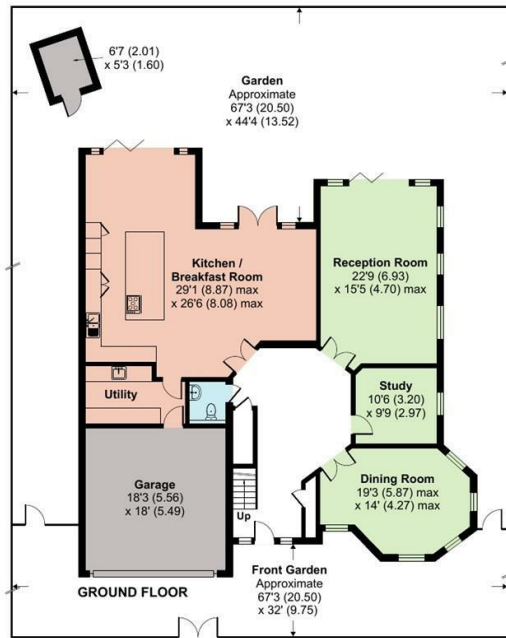




Arkley Lane, Barnet, EN5

Approximate Area = 4096 sq ft / 380.5 sq m
 Limited Use Area(s) = 133 sq ft / 12.4 sq m
 Garage = 329 sq ft / 30.6 sq m
 Outbuilding = 35 sq ft / 3.2 sq m
 Total = 4593 sq ft / 426.7 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	80	85
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchcom 2023. Produced for Statons. REF: 976251



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