



Lancaster Avenue, Barnet, EN4 0ES  
£2,000,000 Freehold Council Tax Band G

**REAL ESTATES**  
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Real Estates are delighted to offer for sale this newly extended and comprehensively refurbished detached family residence, ideally positioned on the highly regarded Lancaster Avenue, offering exceptional accommodation arranged over two floors.

The impressive reception hallway leads to beautifully appointed reception rooms, including a principal reception room with striking feature fireplace. The ground floor further benefits from a dedicated cinema room and an outstanding open-plan kitchen, living and dining space, designed for modern family living and entertaining. Expansive bi-fold doors open seamlessly onto the rear garden, while a separate utility room and guest cloakroom complete the floor.

To the first floor are five generous bedrooms, including an impressive principal suite with direct access to a substantial private terrace overlooking the rear garden. Two further bedrooms benefit from contemporary en suite shower rooms.

The rear garden is predominantly laid to lawn and features a versatile ancillary building, currently used as a gym. To the front, a substantial driveway provides ample off-street parking for several vehicles.

Combining generous proportions, high-quality refurbishment and exceptional entertaining space, this outstanding family home offers a superb blend of contemporary design, versatility and style in one of the area's most sought-after locations.

Please contact our Totteridge office for further information or to arrange a viewing.





Approximate Gross Internal Area 3033 sq ft - 282 sq m  
(Including Outbuilding)

Ground Floor Area 1545 sq ft - 144 sq m

First Floor Area 1080 sq ft - 100 sq m

Outbuilding Area 408 sq ft - 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

| Energy Efficiency Rating                    |          | Current | Potential |
|---------------------------------------------|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| A                                           | (91-100) |         |           |
| B                                           | (81-90)  |         |           |
| C                                           | (71-80)  | 74      | 80        |
| D                                           | (61-70)  |         |           |
| E                                           | (51-60)  |         |           |
| F                                           | (41-50)  |         |           |
| G                                           | (31-40)  |         |           |
| Not energy efficient - higher running costs |          |         |           |
| EU Directive                                |          |         |           |



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