



Ganwick | Wagon Road | Hadley Wood | EN5 4AA

Offers in the region of £4,500,000

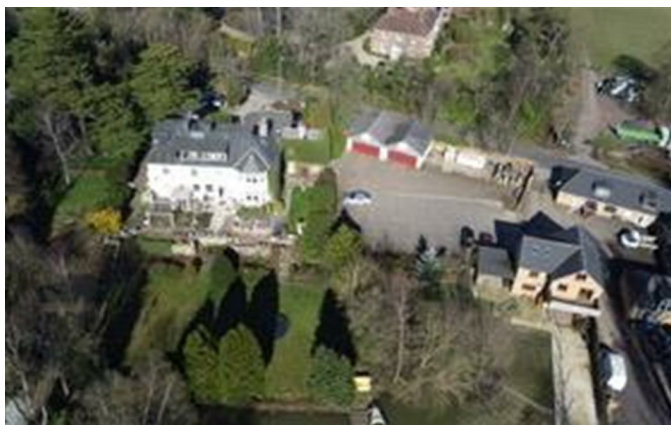
**PARK & VALE**  
sales | lettings | management

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Located in the prestigious area of Hadley Wood, this remarkable building plot on Wagon Road presents an exceptional development opportunity. Spanning an impressive 15,249 square feet, the land is set within a generous four acres of grounds, offering a rare chance to create a bespoke residence in one of North London's most sought-after locations.

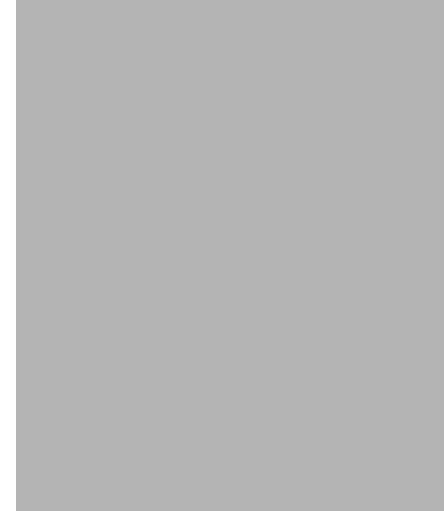
The property boasts the potential for a grand home featuring up to eight bedrooms, complemented by four spacious reception rooms and five well-appointed bathrooms. The expansive grounds include a private lake, adding a touch of tranquillity and natural beauty to the setting. This unique feature not only enhances the aesthetic appeal but also provides a serene environment for relaxation and leisure.

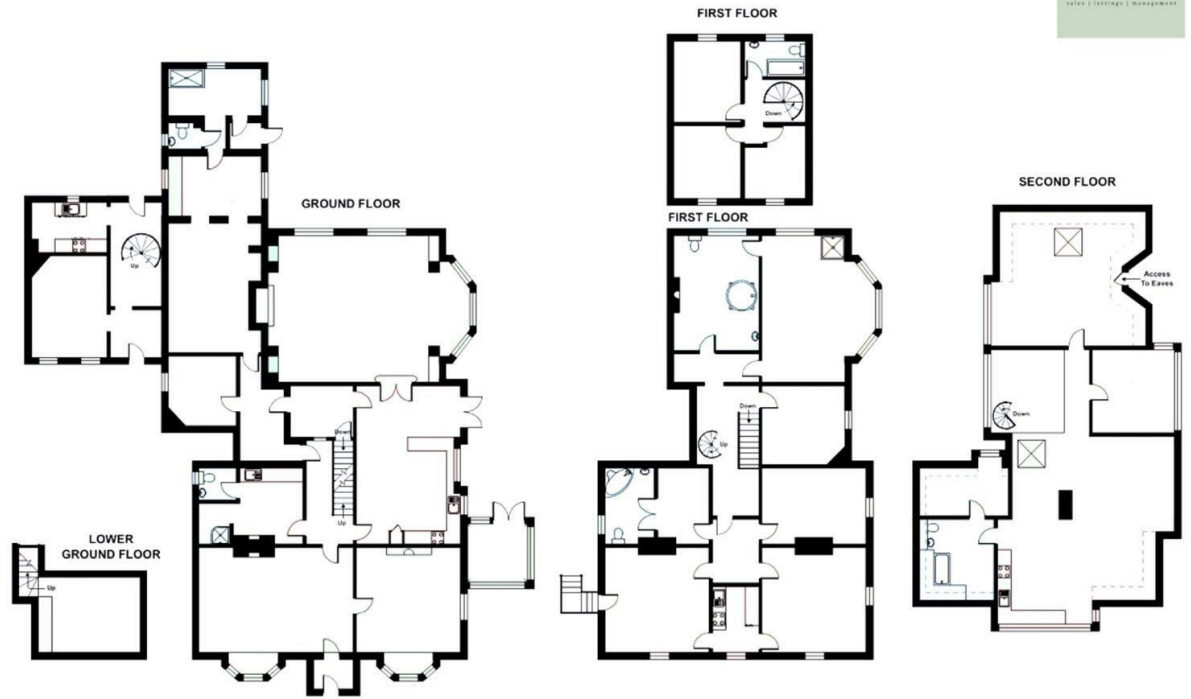
Hadley Wood is renowned for its affluent community and excellent transport links, making it an ideal choice for families and professionals alike. The area is well-served by local amenities, including shops, schools,











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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