



Invercloy, Northwood, HA6

£3,500,000

**C A M D E N   C H A S E**

## Invercloy, Northwood, HA6

Accessed via a private gated shingle driveway, Invercloy is an imposing detached family residence extending to approximately 5,750 sq ft, occupying a mature and exceptionally secluded plot within one of Northwood's most established residential locations.

Arranged over two expansive floors, the property combines substantial living accommodation with impressive bedroom proportions and highly private wrap-around gardens, creating a home equally suited to family living and entertaining on a large scale.

The ground floor is centred around a striking entrance hall with galleried landing above, immediately establishing the scale and flow of the accommodation. Multiple reception rooms provide flexibility for both formal and informal living, including a substantial principal reception room with feature stone fireplace, a separate media room with bar, a dramatic 37ft garden room with extensive glazing, and additional entertaining spaces that can adapt to changing family requirements. There is also bedroom and en suite bathroom at ground floor level.

The property also benefits from a highly versatile self-contained annexe arrangement incorporating its own kitchen, reception space, bedroom and bathroom accommodation, ideally suited to multigenerational living, guest accommodation, live-in staff or independent family members.

The contemporary kitchen/breakfast room has been comprehensively modernised with sleek cabinetry, integrated appliances and a large central island, forming a practical and sociable heart to the home. Several of the principal rooms enjoy direct access onto the surrounding patio and gardens, creating a strong connection between the interior accommodation and outdoor space.



## Private Suites & Mature Grounds

The bedroom accommodation is particularly generous, with five bedrooms and five bath/shower rooms arranged across the first floor level. The principal suite enjoys a private position within the home and incorporates extensive fitted storage, a dressing area, beautifully appointed en suite facilities, sauna and access onto a large elevated terrace overlooking the garden. Two other bedrooms provide access to a second terrace measuring 38ft in width.

Externally, the grounds are a defining feature of the property. Mature trees and established borders provide exceptional screening and privacy, while the wrap-around gardens create multiple seating and entertaining areas surrounding the house. A substantial driveway provides extensive off-street parking alongside garaging.





## The Best of Northwood & Moor Park

Invercloy occupies a highly convenient position close to both Northwood and Moor Park, areas renowned for their leafy surroundings, golf courses and keen sense of community. The property is well positioned for a number of highly regarded state and independent schools including Merchant Taylors', St Helen's, Northwood College and Northwood School. Northwood Underground Station is located less than one mile away, providing convenient access into Central London and the City via the Metropolitan Line, while the M25, Heathrow and Luton airports are all readily accessible.

Council Tax Band: H

\*Annex Council Tax Band: A



**Approximate Gross Internal Area 5260 sq ft - 488 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 3222 sq ft – 299 sq m

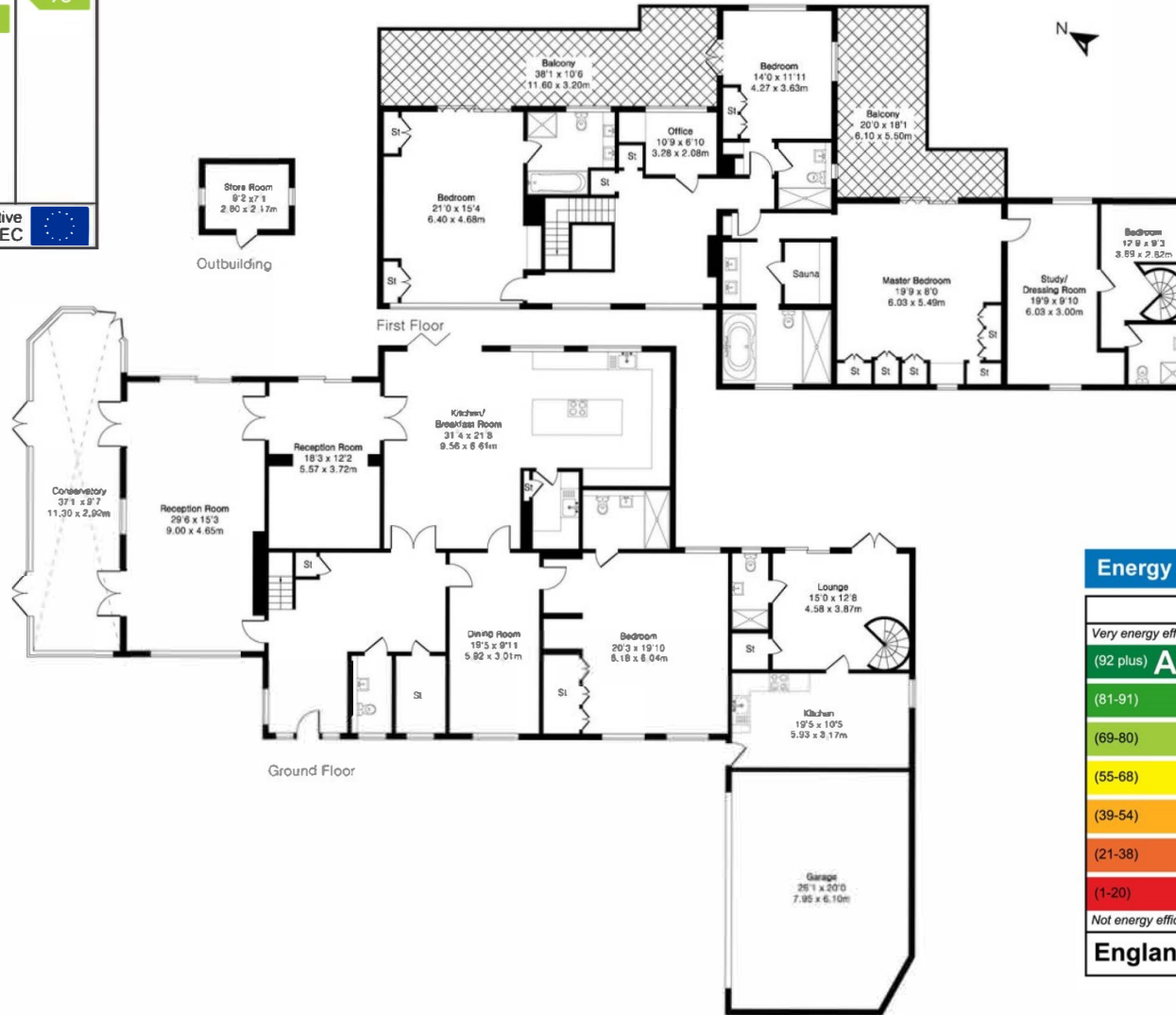
First Floor Area 2038 sq ft – 189 sq m

Garage Area 498 sq ft – 46 sq m

Outbuilding Area 65 sq ft – 6 sq m

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>		70	78
(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		

**Main House EPC**



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		74	
(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		

**Annex EPC**

# C A M D E N C H A S E