



LIGHTOAK,  
8 Barnet Road, Arkley, EN5 3EP

# Lightoak

---

Substantial brand new contemporary style detached residence of 4,805 sqft completed to exacting standards with artisanal internal features and being located in this highly sought after location.

Planned over three floors this stunning home will offer the following features:

- 25' Principal bedroom with walk in dressing room and luxury en suite bathroom
- 4 Further bedrooms
- 3 Further bathrooms (2 en suite)
- Reception hall entrance with feature floating staircase
- Guest cloakroom
- 41'7 Reception room with open plan kitchen
- Utility room
- Reception room
- Cinema room
- Integral garage
- Off street parking
- Landscaped gardens
- Gated entrance

## Location

Enjoying a semi-rural location yet located on the fringes of High Barnet which provides a good range of shopping facilities including the Spires Shopping Centre and an excellent selection of restaurants.

The area has renowned schooling both state and private including QE Boys and QE Girls, Haberdashers Askes, Belmont, Mill Hill School and the Mount House. There is a coach service from The Arkley that collects students for most of the local private schools.

High Barnet tube station (Northern Line) is approximately 2 miles away and New Barnet mainline station is the nearest over ground station.

The M25, A1 and M1 are also easily accessible.

Central London is approximately 10 miles away and Brent Cross shopping centre approximately 5 miles away.

*Local Authority: Barnet  
Tax Band: TBC  
Tenure: Freehold*



























































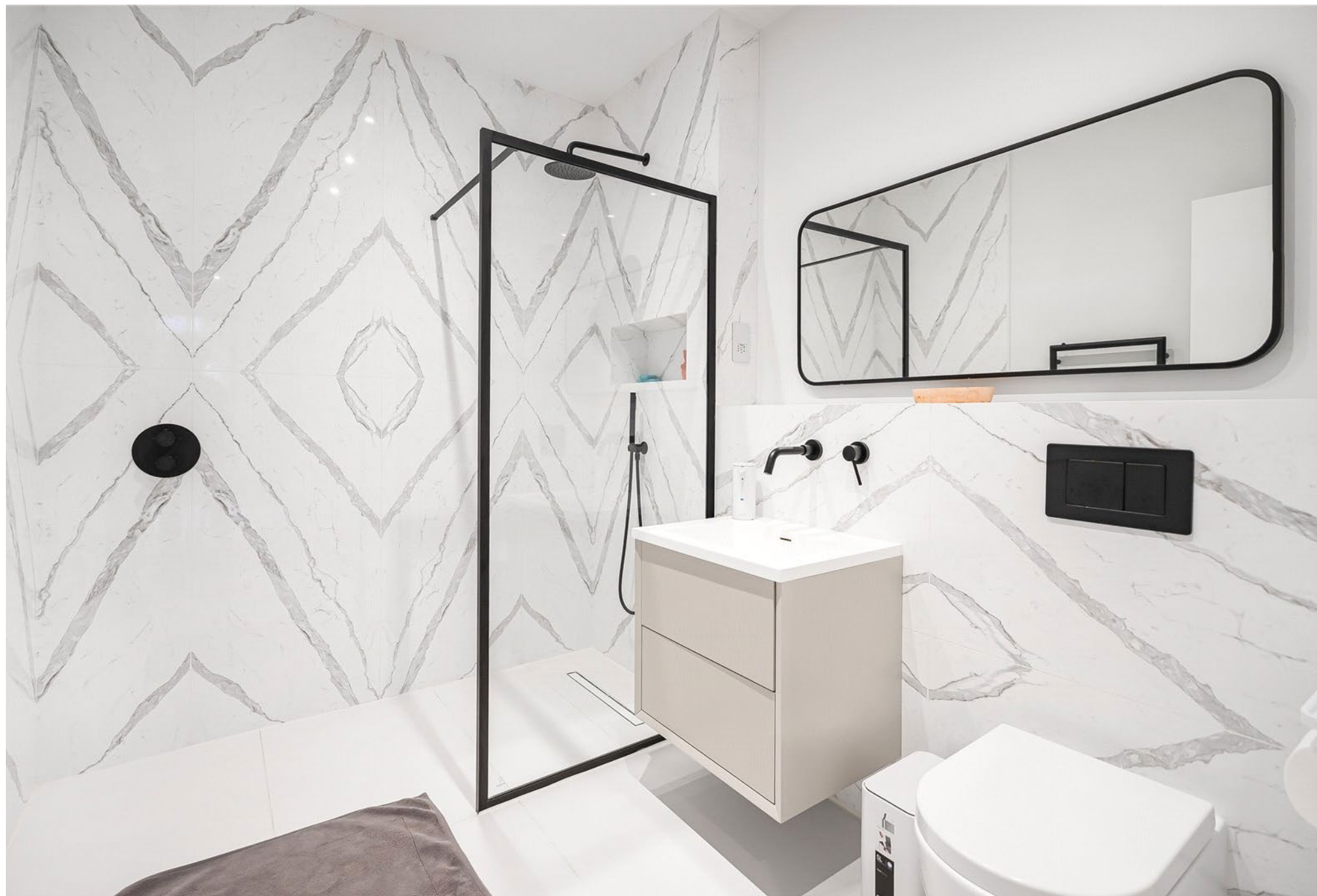






















# Barnet Road, Arkley, EN5

Approximate Area = 4141 sq ft / 384.6 sq m (includes garage & excludes void)

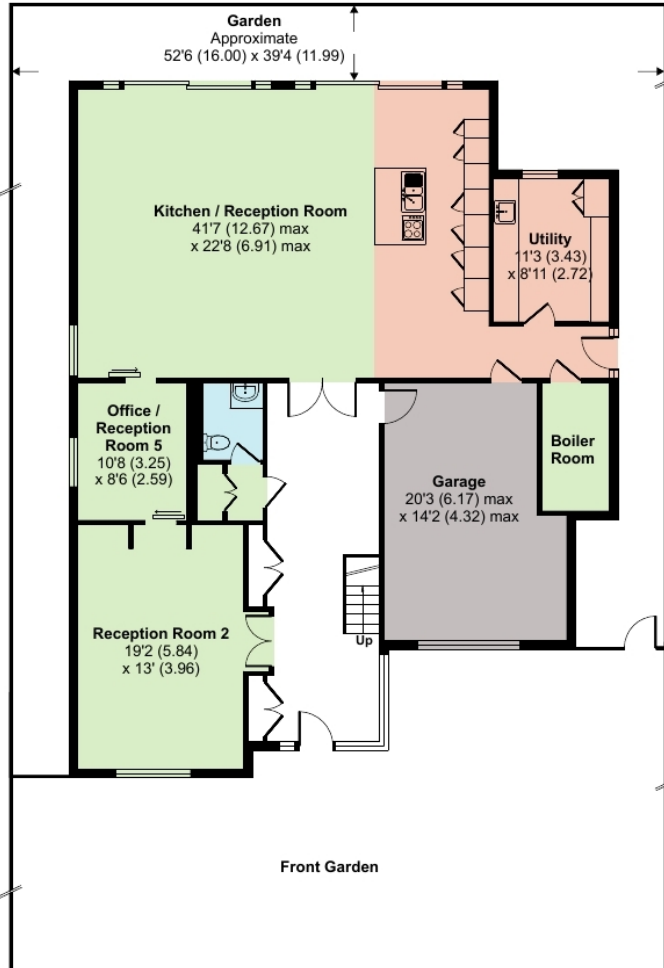
Limited Use Area(s) = 664 sq ft / 61.6 sq m

Total = 4805 sq ft / 446.3 sq m

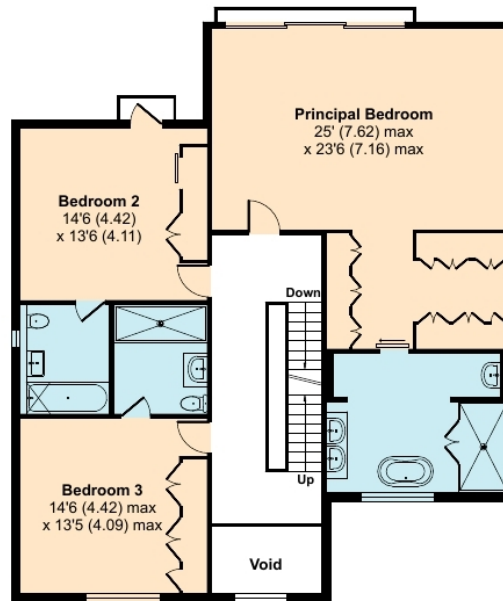
For identification only - Not to scale



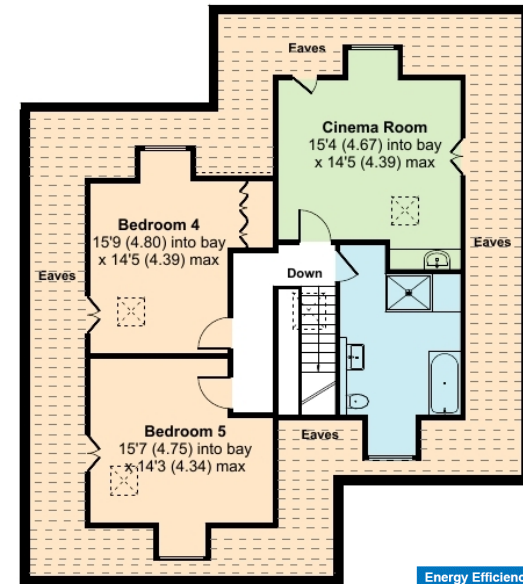
Denotes restricted head height




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

| Energy Efficiency Rating                    |   | Current                 | Potential   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| (92+)                                       | A |                         |   |
| (81-91)                                     | B | 89                      | 89  |
| (69-80)                                     | C |                         |   |
| (55-68)                                     | D |                         |   |
| (39-54)                                     | E |                         |   |
| (21-38)                                     | F |                         |   |
| (1-20)                                      | G |                         |   |
| Not energy efficient - higher running costs |   |                         |   |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |  |

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



