

Richmond House





Richmond House, 19 Camlet Way, Hadley Wood, Herts, EN4 0LH

Richmond House is a truly magnificent family residence situated on the prestigious Camlet Way. Being one of the most impressive homes in Hadley Wood, the property is set behind a gated frontage and offers over 10,000 sq ft of modern, luxurious accommodation arranged over four floors.

This unique and truly opulent home has been meticulously re-modelled to the highest of standards. The accommodation comprises six bedrooms, six bathrooms (all en suite), reception rooms including outstanding super room/kitchen/conservatory, indoor leisure complex with swimming pool, changing room, wc, gym, steam room, cinema and fabulous bar, landscaped gardens and grounds, sunken courtyard garden and double garage.

Location: The property is within easy walking distance to Hadley Wood mainline station, Cockfosters underground station (Piccadilly Line) is a short drive away, as is junction 24 of the M25 which provides a road link to all major motorways and London's airports. Education is well catered for and recreational facilities include Hadley Wood's Golf and Tennis Clubs.

**To make an appointment please contact
Paul Brown in our Prime Sales Department
paul@statons.com or 07867 510540**



























Indoor Leisure Complex

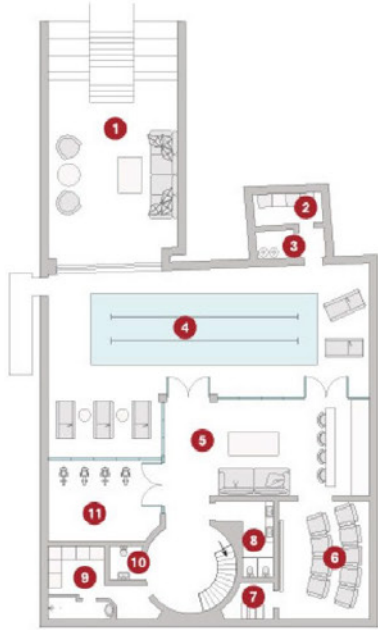
The magnificent leisure complex is located on the lower ground floor and includes indoor swimming pool, gym, steam room cinema and fabulous bar area ideal for entertaining, this area also leads out onto the sunken courtyard garden.





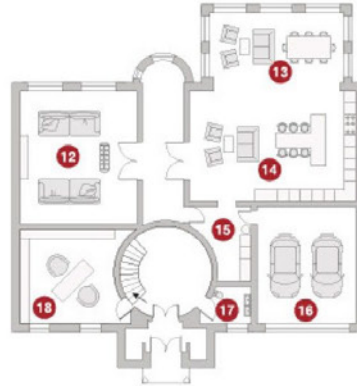






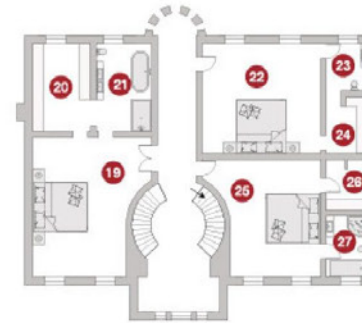
LOWER GROUND FLOOR

- 1 Outdoor Seating Area
- 2 Steam Room
- 3 Plant Room
- 4 Pool Area
- 5 Bar
- 6 Cinema Room
- 7 Server Room
- 8 WC
- 9 Changing Room
- 10 WC
- 11 Gym



GROUND FLOOR

- 12 Living Area
- 13 Dining Area/Conservatory
- 14 Kitchen
- 15 Utility Room
- 16 Garage
- 17 WC
- 18 Library



FIRST FLOOR

- 19 Master Bedroom
- 20 Walk in Wardrobe
- 21 En Suite
- 22 Bedroom 2
- 23 Bathroom
- 24 Dress Room
- 25 Bedroom 3
- 26 Dress Room
- 27 Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	89	90
(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	



SECOND FLOOR

- 28 Bedroom 4
- 29 En Suite
- 30 Bedroom 5
- 31 En Suite
- 32 Dress Room
- 33 Bedroom 6
- 34 Dress Room
- 35 En Suite

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.

STATONS

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PRIME SALES DEPARTMENT

Paul Brown
07867 510540
paul@statons.com

STATONS HADLEY WOOD

10 CRESCENT WEST
Hadley Wood
Herts EN4 0EJ
020 8440 9797
hadley@statons.com

