

STATONS

Lushington Drive

Trent Park





Lushington Drive
Barnet
Hertfordshire
EN4 0FE

SOLE AGENTS.... Contemporary and elegantly crafted, this carefully considered four/five bedroom, four bathroom detached family home is designed to settle comfortably within their natural surroundings. Set over three storeys the house is situated in 413 acres of captivating grounds, including private garage, driveway, on site facilities including swimming pool, gym, and security. With views over the pond this property is must see.

Council Tax TBC
Enfield Council
Deposit of 6 weeks rent.

















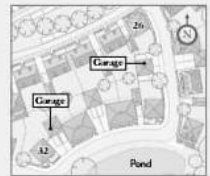


THE DUCHESS
**Four Bedroom
 Detached Homes**
 The Queen Elizabeth Collection
 Lots 26 & 32
 Total Area: 189 m² 2,037 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
26	South	77 m ² 829 ft ²
32	North West	60 m ² 6722 ft ²

CARAGE 7.64m x 3.90m 25'0" x 12'7"



Computer generated image of Plot 15, indicated only



GROUND FLOOR

Kitchen/Dining Room	26.0m x 3.57m	85'7" x 11'6"
Living Room	4.36m x 3.69m	14'3" x 12'1"

Measurement Point: C (Kitchen), B (Living Room), W (Wardrobe space only), AC (Area/Closet)



FIRST FLOOR

Main Bedroom	4.56m x 3.57m	14'11" x 11'6"
Family Room	4.36m x 3.48m	14'3" x 11'5"

The size is indicated for gross information. Floor plans are made for approximate measurements only. Exact sizes will vary. All measurements may vary a tolerance of 5%. The information is not intended to be used for contractual purposes, appearance based or any other. Furniture layouts are indicative only. Floor plans are not to scale. Double doors are indicated only. Please ask Sales Consultant for further information. Computer generated image of The Duchess is indicative only.



SECOND FLOOR

Bedroom 2	3.70m x 3.42m	12'5" x 11'2"
Bedroom 3	3.21m x 3.62m	10'5" x 11'8"
Bedroom 4	4.36m x 2.83m	14'3" x 9'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	86	
(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 size are approximate. All dimensions include wardrobe spaces where applicable.

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STATONS PREMIER LETTING

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