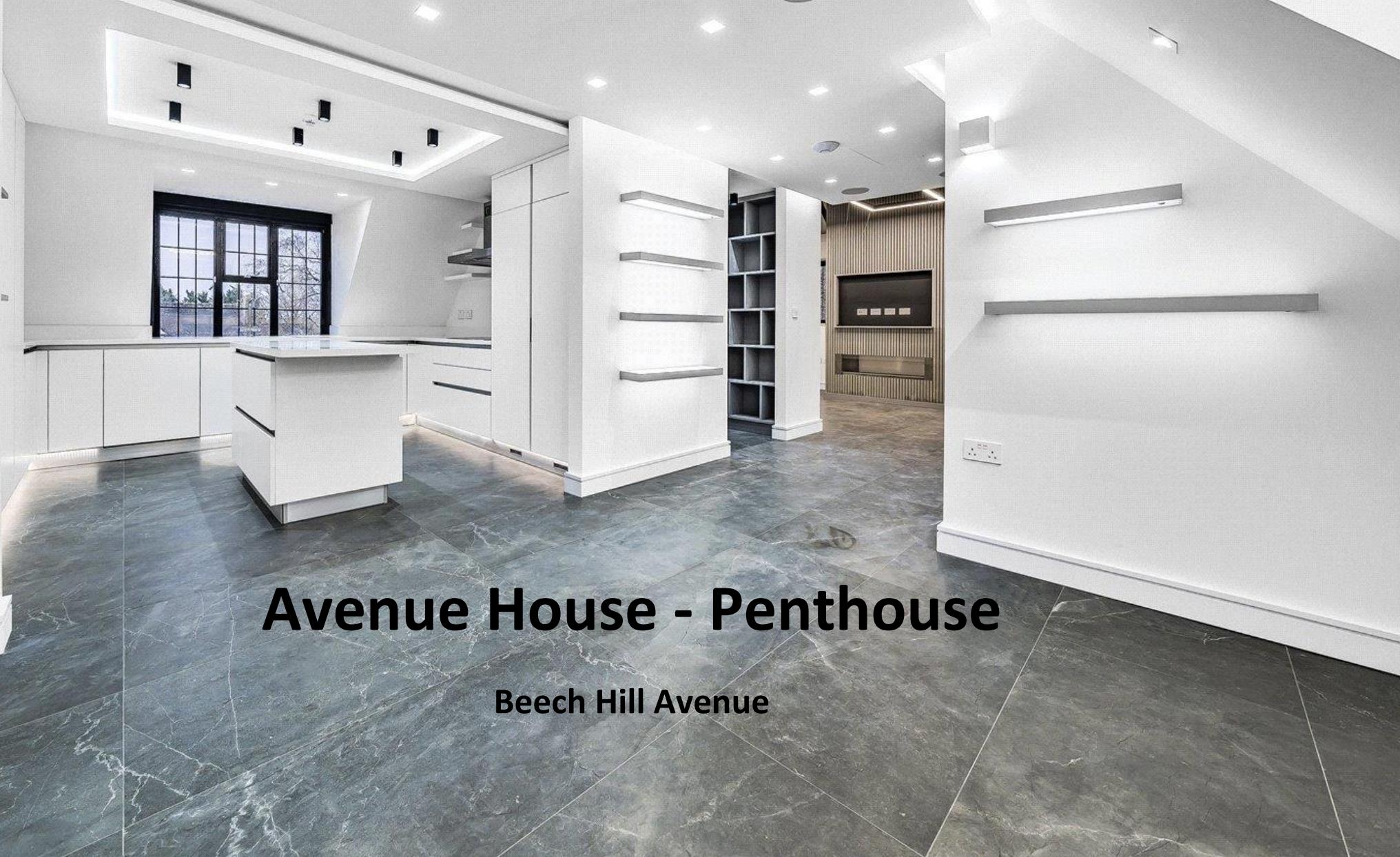


**STATONS**



**Avenue House - Penthouse**

Beech Hill Avenue

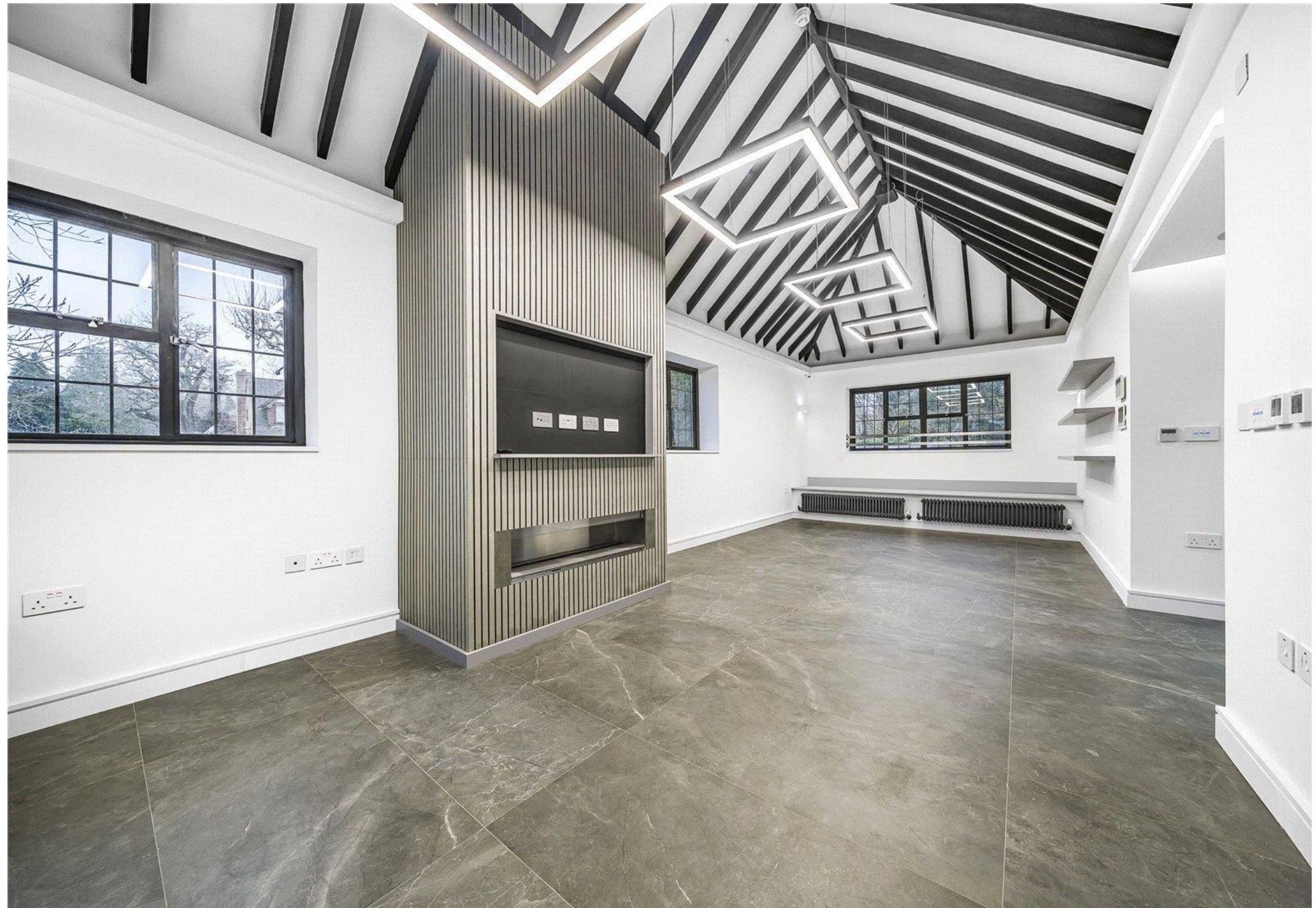


# Avenue House Penthouse 2 Beech Hill Avenue EN4 0LW

AVAILABLE IMMEDIATELY. With over 195 sqm of accommodation the unique luxury penthouse occupies the first floor as a lateral apartment spanning over 25 meters. Access from the ground level foyer leads to the private entrance vestibule and a dedicated stairway. This also offers exclusive access to the private landscaped rear garden. The living accommodation is concentrated to the west wing with sleeping areas to the east wing.

The luxury accommodation includes a triple aspect living room with a dramatic ceiling, naturally lit bar and library with bespoke cabinetry, dedicated open plan dining room and high spec kitchen with separate utility room. The open plan living room, dining area offers adaptable accommodation.



























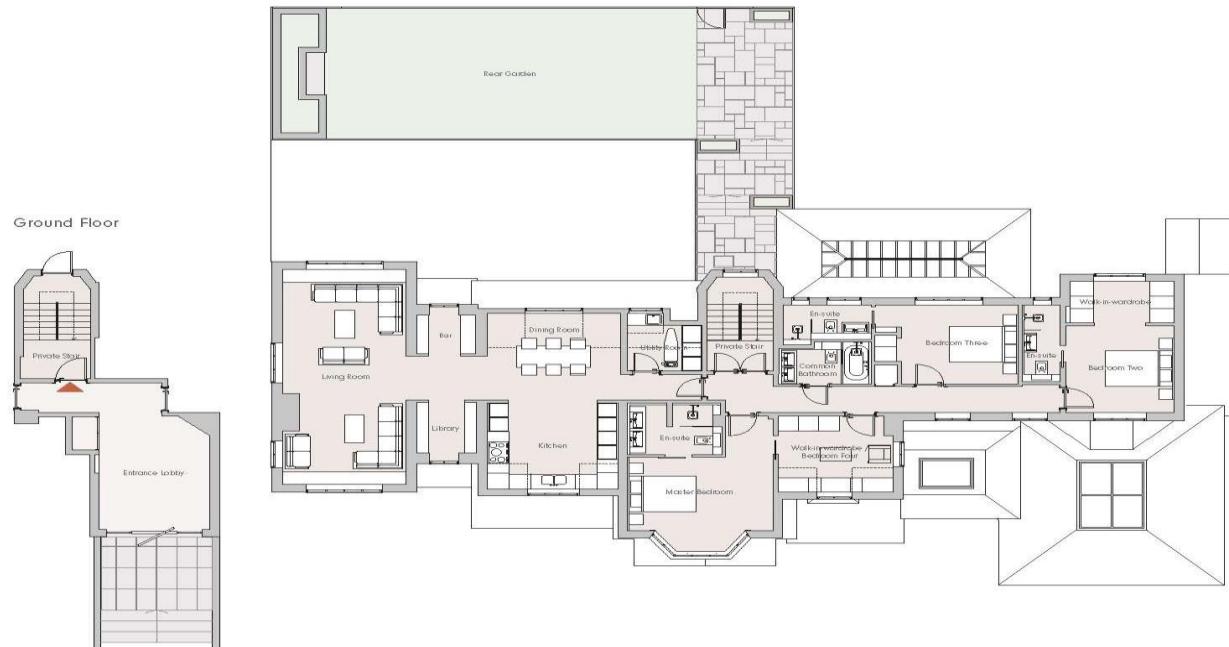
## PENTHOUSE APARTMENT THREE

This luxury lateral penthouse spans 25 metres with living spaces to the west and sleeping to the east.

The private stairway connects to the first floor and the ground level private landscaped garden. Accommodation includes a triple aspect double height lounge, fitted bar and library, dining room, kitchen and separate utility room. The master bedroom includes an en-suite and a dedicated dressing room/ fourth bedroom. Bedrooms two and three includes custom built wardrobes and en-suite facilities.

INTERNAL AREA | 195 sqm / 2,100 sqft

PRIVATE GARDEN | 103 sqm / 1,109 sqft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(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	

Apartment Three	Metres	Feet
Living Room	9.2 x 3.8	30'2" x 12'5"
Bar	1.8 x 1.7	5'9" x 5'6"
Library	1.8 x 2.3	5'9" x 7'5"
Kitchen	3.9 x 3.7	12'8" x 12'1"
Dining Room	4.0 x 3.7	13'1" x 12'1"
Utility Room	2.2 x 2.5	7'2" x 8'2"
Common Bathroom	2.8 x 1.5	9'1" x 4'9"

Apartment Three	Metres	Feet
Master Bedroom	4.4 x 3.3	14'4" x 10'8"
Master En-suite	2.4 x 2.1	7'8" x 6'9"
Bedroom Two	5.6 x 3.3	18'4" x 10'8"
Bedroom Three	3.5 x 3.4	11'5" x 11'2"
Bedroom Three En-suite	2.6 x 1.5	8'9" x 4'9"
Walk-in-wardrobe / Bedroom Four	3.1 x 1.8	10'1" x 5'9"

**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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