



# Troika

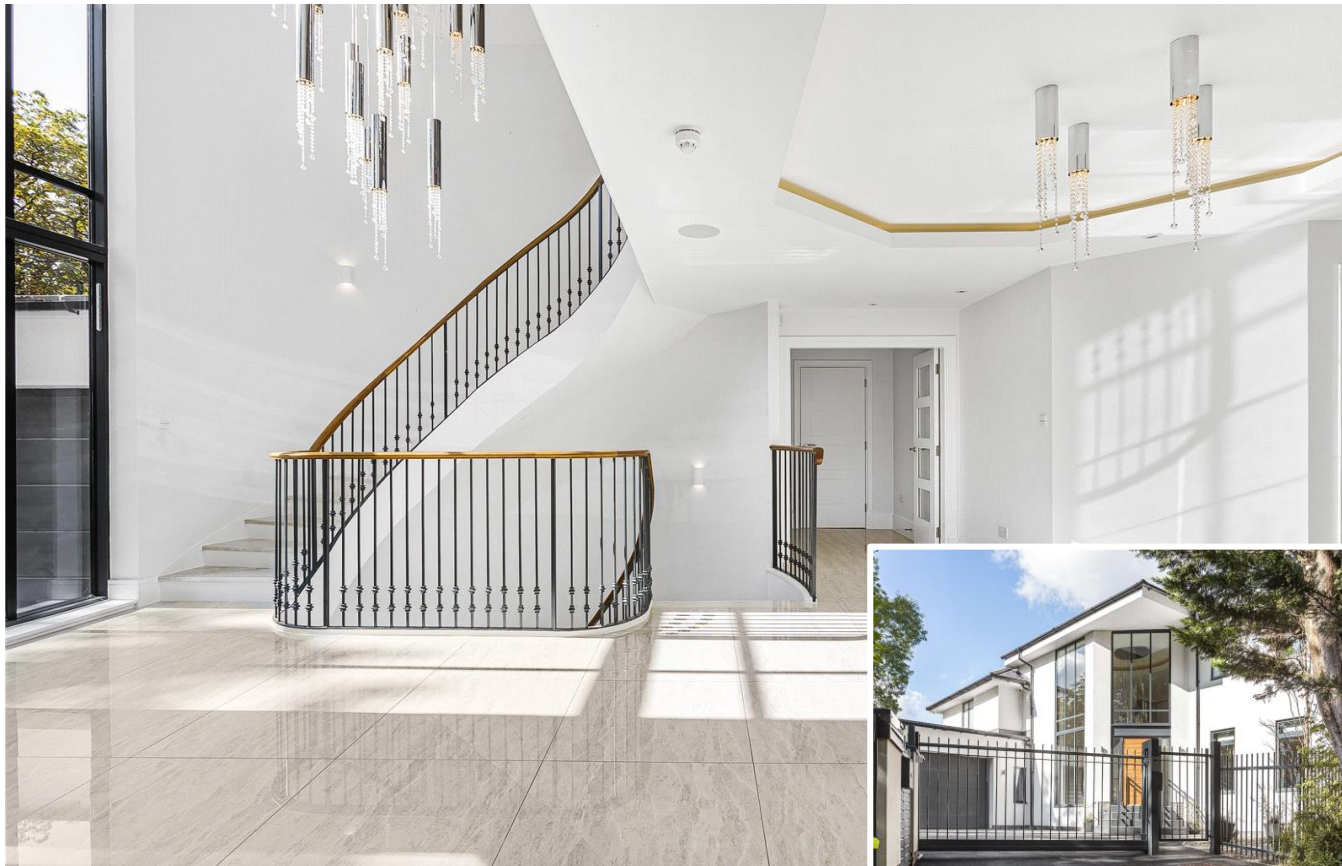
Barnet Road, Arkley, EN5 3LL

# Troika

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A truly magnificent contemporary style detached home of 9,301sq ft over four floors with the most incredible indoor swimming pool complex, which must be seen to be appreciated.

Set behind a gated entrance and having been constructed within the past few years this home offers some exceptional accommodation which is truly unique in many aspects.

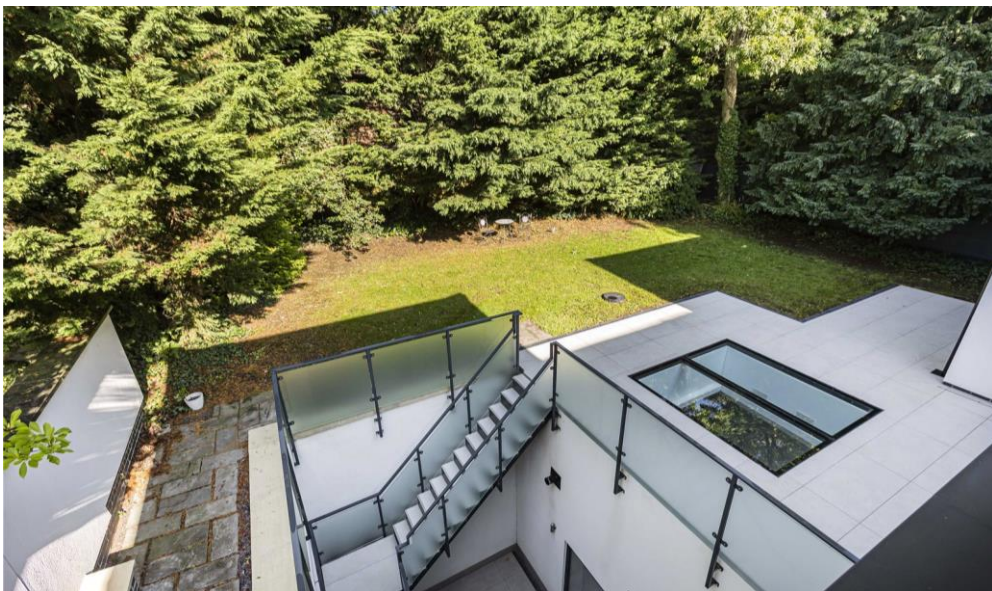


# ACCOMMODATION SUMMARY

## Contemporary Style Detached Home

\* 5 Bedrooms \* 5 Bathrooms \* 5 Reception Rooms \* Kitchen/Breakfast Room \* Magnificent Indoor Pool Complex \* Steam Room \* Sauna \* Gymnasium Area \* Cinema Room \* Double Garage \* Gated Entrance





You are greeted by a wonderful reception hall entrance with a feature staircase from which all principal rooms lead including a double reception room, a snug, dining room and a wonderful fitted kitchen/breakfast room, utility room, boot room, and a guest cloakroom.

On the first floor you have a stunning principal bedroom suite with balcony, dressing room and spacious en suite bathroom with a central bath, plus 4 further bedroom all with en suite bathrooms.

The lower ground floor features the most magnificent indoor swimming pool complex complete with a Jacuzzi, steam room, shower room, leisure area, sunken terrace together with a spacious cinema room.

There is also a sub ground floor with a gymnasium area, sauna and a wine room or massage room.

Externally there is a gated entrance with parking, plus a double garage, all of which is surrounded by landscaped gardens.







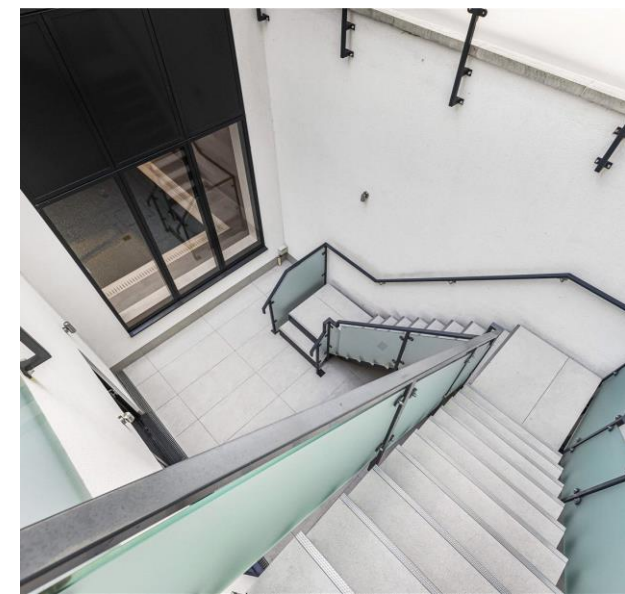
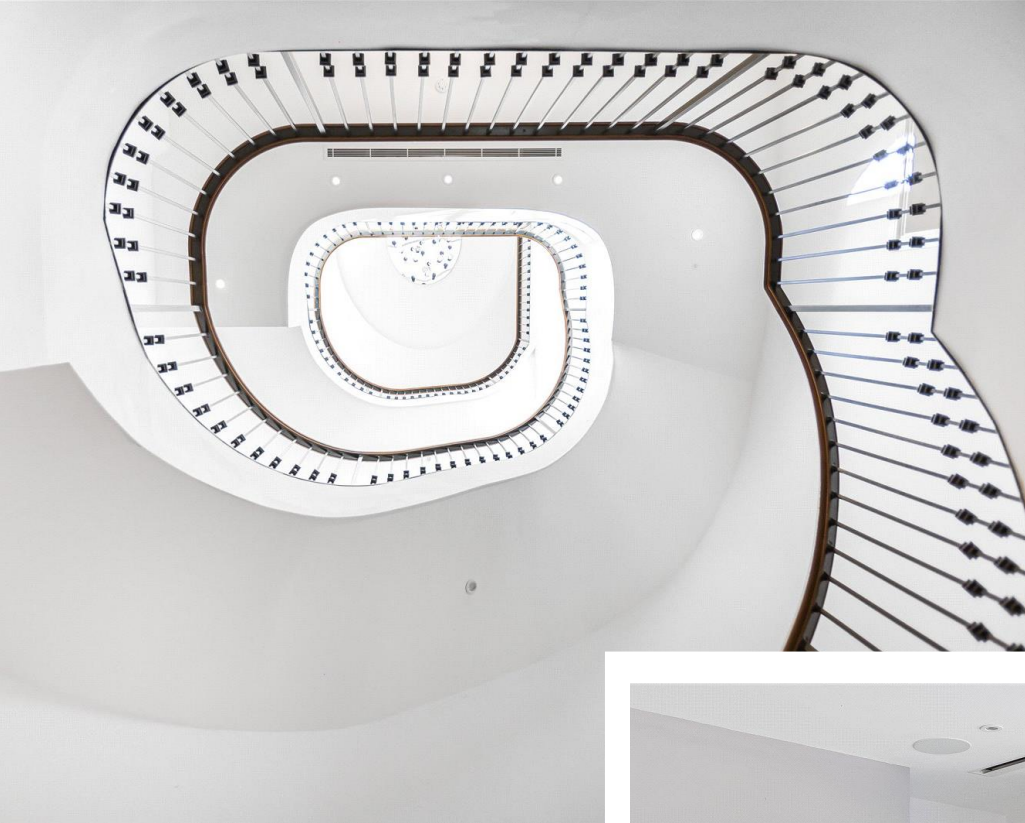














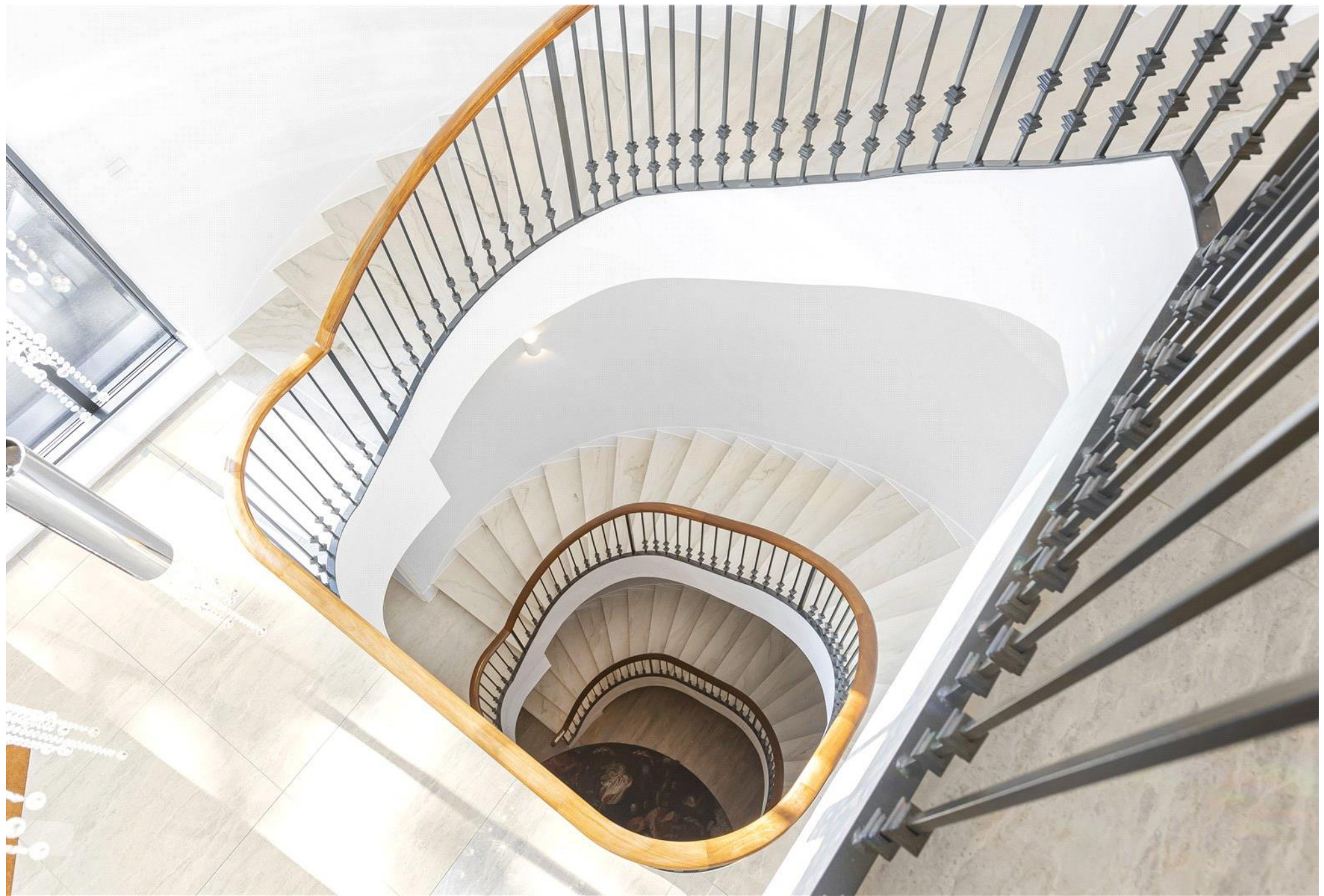






















# SPECIFICATION

## **Heating:**

Experience unparalleled warmth and comfort throughout the property. The study, main lounge, master bedroom, and pool are graced with exquisite Barbas Bell gas fires and fireplaces, meticulously designed for an unmatched fiery visual. Control this spectacle effortlessly with a remote, basking in the ambiance that mirrors the charm of real wood fires. The entire residence boasts highly efficient underfloor heating and Mitsubishi air conditioning units, ensuring a tailored environment, seamlessly managed via wall controls or a phone-based Control-4 system.

## **Pool:**

Indulge in the luxury of a heated main pool area, maintained at a perfect 29 degrees for the water and 31 degrees for the air by a Heatstar 3000 unit. Opt for your preferred settings for a truly comfortable swim. The pool, coupled with a Jacuzzi and bubble machine, also offers a counter current at the deep end for an on-the-spot swimming exercise.

## **Audio Visual:**

Control-4 reigns at the helm of the residence's extensive audio-visual systems. Revel in the high-definition sound from the Sonance Visual Performance Speaker Series in all rooms. The property boasts two cinema spaces, the main featuring a 4k laser projector and full Dolby ATMOS 17 speaker system, providing a breathtaking multidimensional experience. Enjoy the convenience of an in-ceiling 4k JVC projector in the main living space, coupled with supreme sound from a Yamaha-driven ceiling system. The residence ensures seamless connectivity with Ubiquiti access points and switches alongside cat 6 connections in all rooms.

## **Lighting:**

Immerse in the brilliance of fully programmable lighting controlled by Control-4 and grounded on the reliable KNX standard. The swimming pool ceiling can mimic a chameleon, transforming into any of the 16.7 million colours. Bask in the radiance of handcrafted modern chandeliers from Visibility Lighting of Cockfosters, accentuated with delightful Swarovski crystals in the master bathroom. Aurora m10 downlights grace each room, offering the option for additional LED enhancements.

## **Kitchen / Utilities:**

The main kitchen is a chef's dream come true, equipped with a unique handmade Eggersmann central rolled steel console and top-tier Miele induction hob and ovens. Enjoy the convenience of additional combination ovens and a Miele dishwasher, complemented by a spacious larder fridge.

Both the swimming and cinema areas are infused with thoughtful functionality, ensuring your leisure moments are complemented with utmost convenience. These spaces house secondary food preparation areas and ample storage, guaranteeing easy access to refreshments and culinary needs anytime. The integrated combo taps, dishwashers, and fridges amplify the ease, allowing for uninterrupted enjoyment and relaxation. Revel in the blend of luxury and practicality, as every detail is curated for your seamless and opulent living experience.

The utility room is thoughtfully designed to accommodate all your laundering needs, equipped with top-notch washing and drying facilities. Understanding that your requirements may evolve, the space is ingeniously planned to be expandable based on the owner's needs. This adaptable setup ensures that as your household or lifestyle changes, your utility room can seamlessly adapt, continuing to offer the utmost in convenience and functionality.

## **Bathrooms:**

Each of the five ensuite wet room/bathrooms is a masterpiece, supplied by CPHart and adorned with top-of-the-line fittings from renowned brands like Karol Italia, Axor, and Hansgrohe. Experience the epitome of luxury with rain dance showers and matching Bette Loft baths in the master and second bedroom ensuite.

## **Basement Construction:**

Enjoy peace of mind with zero-maintenance SIKA waterproof concrete, ensuring the basement stands as a robust, water-repellent sanctuary, fully integrated with the Control-4 house management system for seamless control and monitoring.

# **SPECIFICATION**

## **External Doors and Windows:**

Amazing Iroko wooden front door! Urban Front Door specializes in crafting bespoke, high-security hardwood doors that epitomize both elegance and robust protection. Each door is individually handcrafted in the UK, combining advanced security features with meticulous design and top-quality hardwood materials. The dedicated artisans at Urban Front Door infuse each creation with unmatched attention to detail, ensuring that every door not only enhances the aesthetic appeal of your property but also provides superior security and durability.

Embrace the beauty of seamless indoor-outdoor living with the Bifold windows at the rear of the property, supplied by the esteemed Sunflex UK. These meticulously crafted windows offer not only expansive views and abundant natural light but also ensure smooth functionality and superior energy efficiency. Whether you're entertaining guests or enjoying a quiet afternoon, effortlessly connect with the outdoors as you open these Bifold windows. The design ensures they fold back neatly, maximizing your living space and integrating the beauty of your external surroundings with the interior elegance, providing a holistic and luxurious living experience.

Pioneer a sustainable and energy-efficient lifestyle with the entire house outfitted with Velfac windows and side doors. Esteemed for their robust build and innovative design, Velfac installations ensure the property retains a high energy rating, contributing significantly to reduced energy consumption. These high-performance windows and doors offer superior insulation, maintaining optimal internal temperatures throughout the seasons. Not only do they bolster energy efficiency, but they also enhance the aesthetic appeal, infusing the residence with a modern, streamlined appearance while ensuring longevity and minimal maintenance. With Velfac, experience the perfect amalgamation of form, function, and environmental consciousness.

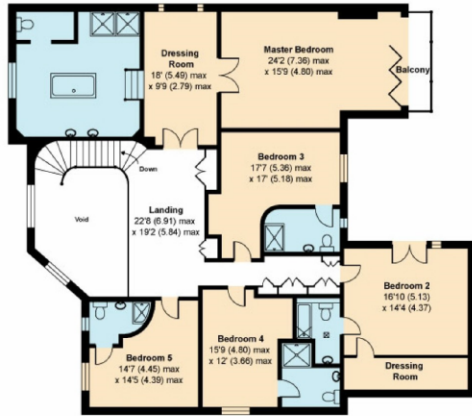
## **In Summation**

This residence stands as a beacon of luxury, technological innovation, and unmatched comfort, promising a living experience of unparalleled elegance and convenience. Every aspect is meticulously crafted to offer not just a residence, but a lifestyle of supreme luxury and tranquility. Your new beginning in ultimate luxury awaits.



# Barnet Road, Barnet, EN5

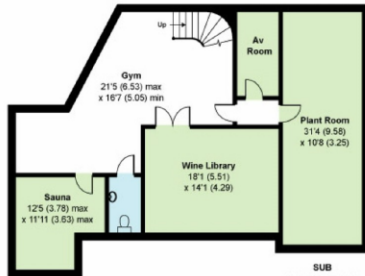
APPROX. GROSS INTERNAL FLOOR AREA 9301 SQ FT 864 SQ METRES (EXCLUDES VOID)  
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 347 SQ FT 32.2 SQ METRES



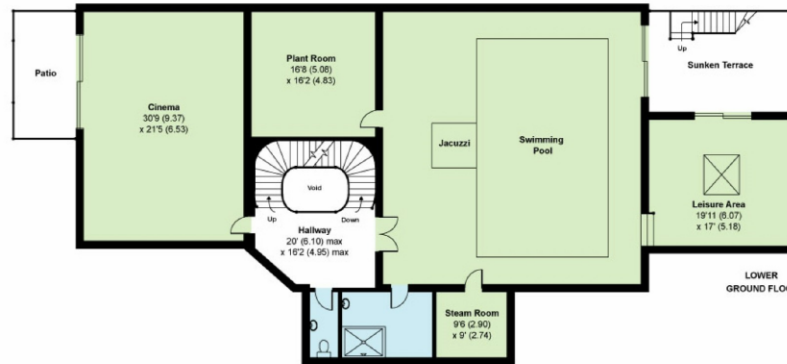
FIRST FLOOR



GROUND FLOOR



SUB GROUND FLOOR



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
Not energy efficient - higher running costs	G		
EU Directive 2002/91/EC		82	83

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