



Newmans Way

Hadley Wood, EN4

**** TO BE SOLD SUBJECT TO TENANT IN SITU – 2 YEAR
TENANCY PROVISIONALLY AGREED ****

**** STOCK IMAGES OF PROPERTY MAY NOT REPRESENT
EXISTING CONDITION - VIEWING RECOMMENDED ****

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Newmans Way

Welcome to the epitome of modern luxury living in Hadley Wood. Introducing a brand-new, architecturally stunning 5-bedroom, 5-bathroom detached residence that redefines elegance and sophistication.

From the moment you step inside, you're enveloped in an aura of contemporary chic and meticulous craftsmanship which is spread over an impressive 4200 square foot. The expansive super room serves as the heart of the home, seamlessly blending living, dining, and entertaining spaces into one harmonious environment. Discover the hidden gem of a utility room discreetly nestled within, offering practicality without sacrificing style.

Every detail of this residence has been carefully curated to exceed expectations, with modern fixtures and fittings adorning every corner, including air conditioning throughout. From the sleek lines of the kitchen cabinetry to the luxurious finishes in the bathrooms, no expense has been spared in creating a living space that exudes refinement and opulence.

Outside, a gated driveway welcomes your home, providing security and privacy in equal measure. The rear garden is paved for entertainment and can also be an extension of the super room with the large sliding doors. An outdoor is placed at the rear of the garden.

Located in the prestigious neighbourhood of Hadley Wood, this residence offers the perfect combination of exclusivity and convenience. With easy access to local amenities, schools, and transportation, you'll enjoy the best of both worlds secluded luxury and connectivity to the vibrant surrounding community.

Planning permission in place for a new pool house to be constructed at the rear of the property.



**** Property is to be Sold with Tenant in Situ. Tenant Has Provisionally Agreed to a 2 Year Tenancy Based on the Following Terms ****

Key Terms of Proposed Tenancy Agreement

Category	Key Terms
Tenancy Details	Property: Newmans Way, Barnet, EN4 0LP Term: 24 months from commencement Type: Common Law Tenancy Break Clause: 2 months' notice after 12 months have expired
Financial Terms	Rent: £12,083pcm (£145,000pa) Deposit: £17,307 (already held by DPS) Rent Increase: Annually, 3%–8% based on RPI
Tenant Responsibilities	Pay rent and utilities Maintain property condition Professional cleaning before check-out Notify if property is to be vacant for 15+ days No subletting/lodgers Use as private residence only
Landlord Obligations	Quiet enjoyment Statutory repairs Insurance of property Safety compliance Provide EPC and certificates











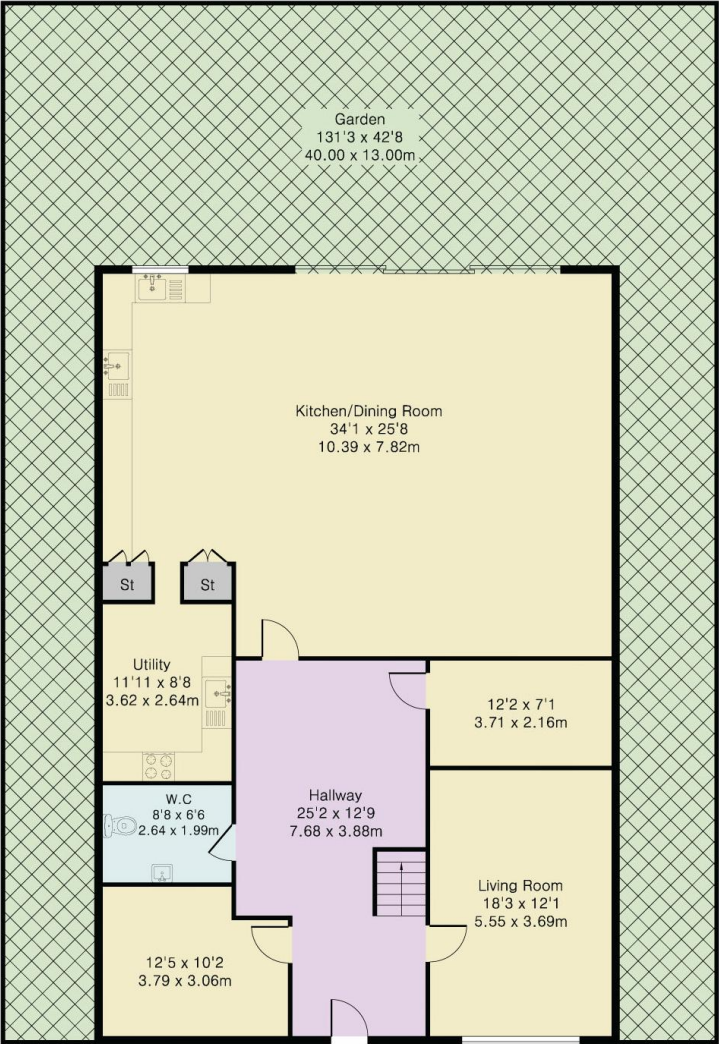




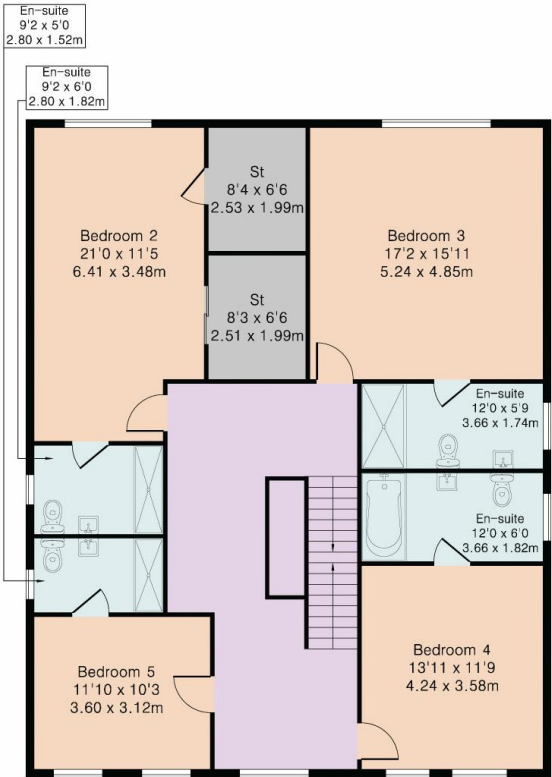




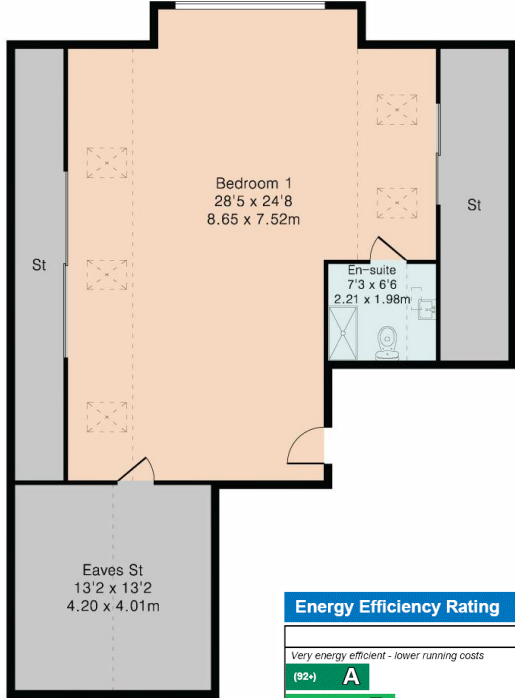
Approximate Gross Internal Area 4102 sq ft – 381 sq m
Ground Floor Area 1742 sq ft – 162 sq m
First Floor Area 1466 sq ft – 136 sq m
Second Floor Area 894 sq ft – 83 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	76
England, Scotland & Wales EU Directive 2002/91/EC		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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