



Lipton Close, London, N14 5BF



Lipton Close

Introducing a stunning modern end of terrace house in the historic grounds of Sir Thomas Lipton. This brand-new property was built in 2020.

The property has a spacious reception room and an impressive four bedrooms all with air conditioning.

The interior of the house has an array of desirable features for luxury living and making it an ideal family home.

The conservatory has a dining area and a wall-to-ceiling designer bar complete with dish washer, wine chiller, fridge and ice maker docked in.

With access to the five acres of beautifully maintained communal gardens, providing an additional space to relax and enjoy nature.

Residents can also enjoy the benefits of the landscaped gardens, off-street gated parking, and a converted garage storage which has underfloor heating and purpose-built lights so can be used as an office or home gym.

Situated in a sought-after location, this property has excellent transport link into central London - 40 mins to Oxford Circus/Kings Cross, 45 mins to Green Park/Holborn via Piccadilly Line. Direct Thameslink train stations to London City. As well as outstanding schools in the vicinity (Henrietta Barnet, Queen Elizabeth).

Council Tax - G

Local Authority – Barnet

Lipton Close

Hallway

- Feature entrance door with multipoint locking system.
- Porcelain tiles throughout with a bespoke linear border around the hallway floor area.
- Concealed mirror feature wall with two hanging pendant lights.
- Recessed ceiling with LED lighting and down lights.
- Bespoke wooden balustrade to staircase.
- Skylight directly above staircase maximising natural light.
- Flush finished lights to all walls up the staircase.

Bedrooms

- Fully fitted Italian wardrobes in a matt lacquer finish bespoke handle.
- Walk-in wardrobes in both master and second bedrooms.
- Wooden flooring throughout bedrooms and stairs.
- T.V. feature walls with LED lighting and shelving in all bedrooms. Finished with either textured wallpaper or mirrors.
- Smart house systems with app controlled underfloor heating throughout and Lutron LED light system.
- High ceilings.
- Installed air conditioners in all rooms.
- Custom built Italian wardrobes.
- High end appliances by Miele used throughout.
- Ceiling mounted Bowers & Wilkins speakers in master and second bedrooms.
- Floor to ceiling bespoke padded headboards with LED lighting on both sides.
- Designated dressing table / study area in the master bedroom.
- Two meters by two meters skylight located directly over master bedroom bed.
- Large terrace overlooking the five-acre landscaped gardens accessed via the master bedroom.
- Recessed ceilings with LED lighting and down lights.

Living & Dining Room

- Porcelain tiles throughout with a bespoke linear border around the living and dining floor area.
- Full width feature wall in dining area including recessed walls with shelving and LED lighting. Materials include tinted mirrors, wallpaper, walnut and copper trims.
- Floor to ceiling feature wall in living area with recessed T.V. and storage areas. Finished with a textured wallpaper with LED downlights above.
- The conservatory has a dining area and a wall-to-ceiling designer bar complete with dish washer, wine chiller, fridge and ice maker docked in.
- Large double doors leading onto the private landscaped gardens.
- Triple recessed detail in ceilings with LED lighting and down lights.
- Pre-wired for future security alarms.
- Mains powered smoke & heat detectors with battery backup.
- Multiview video entry phone system with 7-inch display monitors located on all floors.
- New property built in 2020 – with 10-year building warranty.

External Features

- Wall mounted lighting to the front and rear of the houses, including a hanging pendant light under the stone canopy on entrance.
- Private landscaped gardens with porcelain tile pavement area, with steps leading up to the grassed area with LED lighting across each step.
- Private front garden including porcelain tile porch, grass verges and up-lights.
- Stone features including entrance canopy, windowsills and headers and cornices bandings at roof level.
- Direct views to the Grade II Listed 'Ice-House' used by Sir Thomas Lipton.
- Wall mounted retractable water hose.
- Double power sockets in gardens.
- The converted garage storage has underfloor heating and purpose-built lights so can be used as an office/home gym.
- Allocated parking for two cars and ample allocated visitor parking.
- Access to over five acres of communal landscaped gardens.

























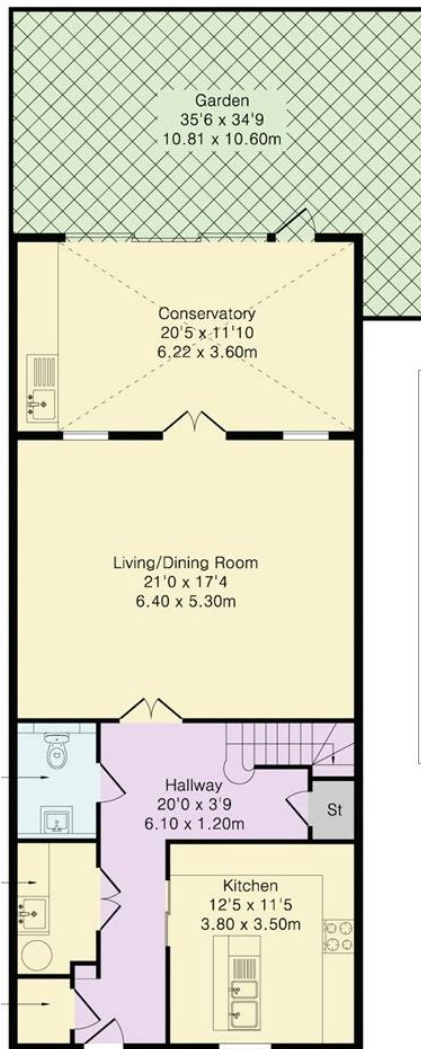




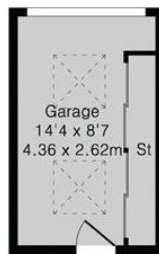






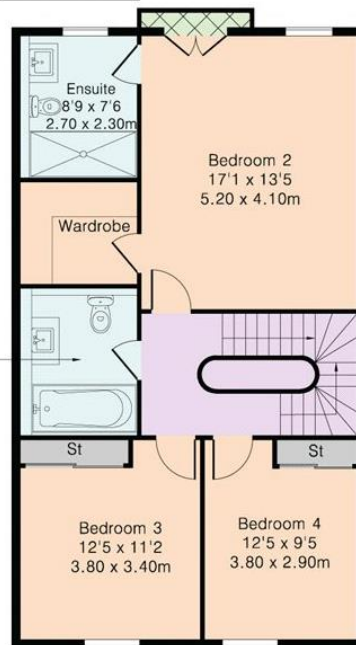


Ground Floor



Garage

Family Bathroom
9'2" x 7'2"
2.80 x 2.20m



First Floor



Second Floor

Approximate Gross Internal Area 2526 sq ft – 234 sq m
Ground Floor Area 1050 sq ft – 98 sq m
First Floor Area 791 sq ft – 73 sq m
Second Floor Area 562 sq ft – 52 sq m
Garage Area 123 sq ft – 11 sq m



Local Authority: Barnet
Council Tax Band: G
Tenure: Freehold

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			
		79	84
England, Scotland & Wales		EU Directive 2002/91/EC	

