



Penthouse, Miram House

Cockfosters Road, Cockfosters, Barnet, EN4 0JS



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The penthouse at Miram House in Hadley Wood embodies the pinnacle of luxury living, where sophistication meets opulence. Every detail of this residence has been thoughtfully crafted to offer an exceptional lifestyle in one of the most prestigious developments in the area.

Entrance & Living Spaces

Upon arrival, there is direct access to the apartment from the underground carpark and a bespoke Kone lift which delivers you directly into the grand entrance hall, highlighted by a spectacular skylight that floods the space with natural light. The expansive living and dining room opens onto a large, covered terrace illuminated by celestial lights, creating an enchanting setting for both daytime relaxation and evening gatherings.

A separate bespoke kitchen breakfast room is equipped with premium Gaggenau appliances and a Quooker Pro3 Fusion hot tap, all complemented by sleek composite stone countertops. The kitchen also provides access to a second balcony, enhancing the indoor-outdoor connection.

Bedrooms & Private Spaces

The principle bedroom suite offers a tranquil retreat with a luxurious en-suite bathroom, a spacious dressing room, and direct access to the terrace. The second bedroom features its own en-suite bathroom and opens onto a third balcony, providing additional private outdoor space. The third bedroom, also en-suite, ensures comfort and privacy for all residents and guests.

Entertainment & Modern Conveniences: The study transforms into an entertainment hub, with a cinema screen that descends from the ceiling for an immersive movie-watching experience. (Items subject to further negotiation).

A utility room equipped with Miele appliances ensures practical convenience, while underfloor heating and air conditioning maintain comfort throughout the year. The penthouse is fitted with a Control4 system for home automation and CCTV for added security.

Exclusive Amenities

Miram House is set behind electronic gates, offering the utmost privacy and security. Residents have access to underground parking, which includes a secure storage cupboard for each apartment.

The meticulously landscaped communal gardens and all-weather tennis court further enhance the exclusive lifestyle, providing spaces for leisure and relaxation. This penthouse offers an unmatched blend of elegance, modern technology, and luxurious living, perfect for those seeking a refined, exclusive residence in the heart of Hadley Wood.

Location: Central London is within 23 minutes. Located equidistant between Hadley Wood station (offering a regular service into Moorgate and Kings Cross stations) and Cockfosters underground stations (Piccadilly line). For travelling by road, the M25 is under 2 miles away which provides great access to all major motorway links and London airports.





































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Approximate Area = 3102 sq ft / 288.1 sq m

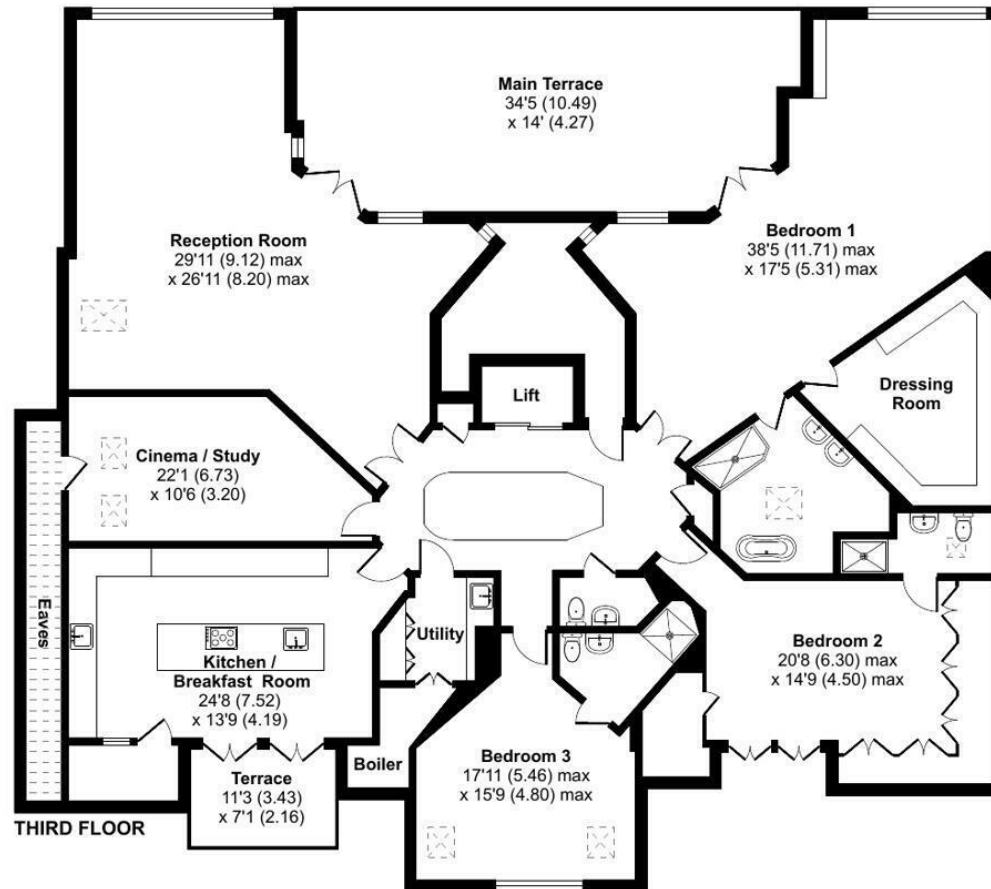
Limited Use Area(s) = 85 sq ft / 7.8 sq m

Total = 3187 sq ft / 296 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(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	



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Spencer & Sener. REF: 1039099

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