



Jaycroft, The Ridgeway
Enfield, EN2





Jaycroft

An exceptional three-bedroom garden apartment offering an outstanding blend of contemporary luxury and period grandeur, featuring magnificent ceiling heights, exquisite bespoke finishes, and a beautifully landscaped private garden, situated on a sought-after private road.

This remarkable home also benefits from expired planning permission to convert the existing three-bedroom apartment into a separate two-bedroom apartment and a two-bedroom house, presenting an exciting opportunity for future development (subject to obtaining renewed consent).

The impressive reception room is a stunning entertaining space, enhanced by soaring ceilings, elegant wood flooring, a striking fully functional fireplace with integrated extractor, and a sophisticated smart lighting system with LED feature lighting. The bespoke kitchen has been beautifully appointed with premium integrated appliances, luxurious Dekton worktops and distinctive Buster + Punch fittings, creating a stylish and practical space for modern living.

The principal bedroom enjoys dramatic ceiling heights, a bespoke walk-in wardrobe and fitted Sharps wardrobes with integrated lighting. A generous second bedroom is equally well presented, while the recently refurbished bathrooms have been finished to an exceptional standard, including underfloor heating and a built-in television to one bathroom for added indulgence.

Throughout the apartment, quality wood flooring provides warmth and character, with the option to sand and refinish several times over its lifespan. Cast iron radiators, controlled via a Nest smart heating system, complement the home's blend of period charm and modern technology. Remote-controlled Velux roof windows with electric blackout blinds further enhance comfort and convenience.

Externally, the property enjoys a beautifully landscaped private rear garden together with an attractive front garden, both complete with smart lighting and an automated irrigation system. A generous driveway offers the potential to create a private entrance to the apartment, subject to any necessary consents.

Located on the highly desirable private road of Jaycroft, the property enjoys a peaceful and secluded setting while remaining conveniently positioned for local amenities and transport links.

This is a truly unique home, combining elegant proportions, state-of-the-art technology and luxurious finishes with excellent future potential.



STATONS



STATONS



STATONS







STATONS



STATONS



STATONS



STATONS

Service Charge: £1,680 per annum (£140 per month)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

STATONS



STATONS

STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

STATONS
www.statons.com