



Whitelights,
Hertfordshire, EN5

Whitelights

Welcome to this unique and exceptional family residence, a one-of-a-kind home that blends cutting-edge design, luxurious finishes, and unrivalled functionality across three expansive levels. Thoughtfully crafted by Modus Vivendi as a state-of-the-art smart home, this remarkable property offers generous living and entertaining spaces, including a detached outbuilding perfect as a summer retreat or private workspace.

Privately positioned and accessed via a secure gated entrance on a quiet private road, the home is approached via a brand-new carriage driveway, offering both seclusion and a striking sense of arrival.

Step inside to experience next-level living. This is a fully integrated smart home, where lighting, heating, air conditioning, security, entertainment, and even curtains can be controlled from the comfort of your smartphone. The home benefits from underfloor heating throughout the ground floor, air conditioning in every room apart from one, CCTV security, and an automatic glazed roof hatch that floods the stairwells with natural light. A solar panel system with battery storage significantly reduces utility costs, making this luxurious home both smart and sustainable.

The entrance hall is a true statement. An automated glass wine cellar, setting the tone for the stunning interiors beyond. At the heart of the ground floor lies a vast open-plan kitchen and dining space with soaring ceilings, ideal for both everyday living and large-scale entertaining. Frameless 12-foot-high, 50-foot-wide glass doors span the rear of the home, dissolving the boundary between inside and out, and creating a seamless connection to the beautifully landscaped garden—complete with a perimeter irrigation system.

The ground floor also offers a bespoke high end luxury cinema room creating amazing sounds and a true cinema experience, a guest bedroom with adjacent shower room (ideal for multi-generational living), as well as a utility room, plant room, and integral garage, all designed for maximum practicality.

Upstairs, the bedroom accommodation is exceptional. Each room is beautifully proportioned, many featuring en-suites. The master suite is a standout, offering spectacular views over Mill Hill, a luxury architect designed walk in wardrobe with dressing table, a spacious private terrace, automated curtains, and a truly opulent en-suite bathroom. Designed with grand marble finishes, the en-suite includes a huge rain shower, smart toilets, and spa-like detailing—perfect for indulgent daily routines.

A first-floor utility room adds convenience, and access to a private terrace elevates the feeling of indoor-outdoor living.

The rooftop level completes the home in style, offering a large roof terrace with panoramic views, privacy glass balustrades, a rooftop jacuzzi, and the ultimate space for private relaxation or entertaining under the stars.

Finished to an impeccable standard, this smart home offers soaring ceilings, expansive light-filled spaces, and truly unique architectural features throughout. Blending ultra-modern design with practicality and comfort, it is perfect for entertaining and ideal for those seeking an ultra-modern family lifestyle in a prime location

Council: Barnet
Council Tax Band: G
Tenure: Freehold

















































**Approximate Gross Internal Area 6298 sq ft – 585 sq m
(Excluding Outbuilding)**

Ground Floor Area 3745 sq ft – 348 sq m

First Floor Area 2553 sq ft – 237 sq m

Outbuilding Area 205 sq ft – 19 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

