



Hadley Green Road,
Barnet, EN5

STATONS
www.statons.com

Northlands

Occupying one of Hadley Green's most coveted positions, with uninterrupted views across the picturesque green, this exceptional Edwardian residence is a home of outstanding character and distinction. Beautifully blending the elegance and craftsmanship of its period with the comforts of contemporary family living, the property extends to over 3,000 sq ft and is arranged across four impeccably presented floors.

From the moment you arrive, the house exudes timeless charm, with handsome elevations and beautifully proportioned interiors that have been thoughtfully enhanced to complement modern lifestyles while retaining an abundance of original architectural features.

The elegant reception rooms provide superb spaces for both formal entertaining and everyday living. The principal drawing room enjoys an enviable outlook across Hadley Green through large sash windows that flood the room with natural light, while a further reception room offers additional flexibility as a sitting room, study or playroom. At the rear of the house, the magnificent open-plan kitchen and dining room forms the true heart of the home, creating an exceptional family space with direct access to the beautifully landscaped gardens beyond.

The upper floors provide outstanding family accommodation, centred around a luxurious principal suite complete with a bespoke dressing area and elegant en-suite bathroom. Four further generously proportioned double bedrooms are served by a beautifully appointed family bathroom, offering flexible accommodation to suit families of all ages.

The expertly designed lower ground floor provides an exceptional open-plan kitchen, dining and family room, creating a wonderful additional living space. Full-height doors open onto a secluded courtyard terrace with steps rising to the main garden, seamlessly connecting indoor and outdoor living. This highly versatile level also incorporates a utility room, guest cloakroom and an additional bedroom or reception room, making it ideal for guests, multi-generational living, a home office or independent accommodation.

Outside, the beautifully landscaped rear garden extends to over 100 ft, providing an exceptionally private setting for outdoor entertaining and family enjoyment. Expansive lawns, mature planting and established borders create a tranquil oasis, while a detached garage, accessed via a shared driveway, completes this outstanding home.

Location: Hadley Green is widely regarded as one of North London's most prestigious residential addresses, offering a rare combination of village charm and exceptional connectivity. Surrounded by acres of Green Belt countryside, the area enjoys an idyllic setting while remaining within easy reach of Central London.

High Barnet Underground Station (Northern Line) and Hadley Wood mainline station provide convenient services to King's Cross, Moorgate and the City, while the A1(M) and M25 offer excellent road connections for both national and international travel.

The area is renowned for its outstanding selection of highly regarded state and independent schools, with many offering coach services from nearby Monken Hadley Church. Residents also enjoy an excellent range of leisure facilities, including Hadley Wood Golf Club, Old Fold Manor Golf Club, tennis clubs, equestrian facilities and an abundance of picturesque walks across Hadley Common and the surrounding countryside.



STATONS



STATONS



STATONS



STATONS





STATONS



STATONS



STATONS



STATONS



STATONS



STATONS



STATONS



STATONS



STATONS



STATONS



STATONS

Council Tax: G
Local Authority: Barnet
Tenure: Freehold

Approximate Gross Internal Area 3033 sq ft - 281 sq m
(Excluding Garage)

Lower Ground Floor Area 800 sq ft – 74 sq m
 Ground Floor Area 807 sq ft – 75 sq m
 First Floor Area 760 sq ft – 70 sq m
 Second Floor Area 666 sq ft – 62 sq m
 Garage Area 293 sq ft – 27 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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
HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

STATONS
www.statons.com