



Beech Hill
Hadley Wood, EN4



A Landmark 1930s Residence Reimagined for Contemporary Family Living

Occupying a generous plot of approximately 0.46 acres on one of Hadley Wood's most prestigious roads, this exceptional detached residence extends to over 5,500 sq ft of beautifully appointed accommodation arranged across three floors. Expertly restored, significantly extended and finished to an uncompromising standard, the property seamlessly combines the character and elegance of its 1930s origins with the luxury, technology and practicality demanded by modern family life.

A magnificent reception hall creates an impressive first impression, leading to a series of elegant and versatile living spaces including a formal reception room, cinema room and guest cloakroom. At the heart of the home is a spectacular open-plan kitchen, dining and family area, flooded with natural light and designed for both everyday living and large-scale entertaining. A bespoke kitchen with central island, together with a striking glazed wine room, creates a truly exceptional focal point.

The property also benefits from a comprehensive smart home system, air conditioning, underfloor heating, a substantial utility room, dedicated plant room and integral garage.

The first floor provides luxurious family accommodation, centred around an outstanding principal suite with dressing room and sumptuous en-suite bathroom. Two further bedrooms enjoy en-suite facilities, while additional bedrooms are served by a beautifully appointed family bathroom. The second floor offers further flexibility with additional bedrooms and bathroom accommodation, making it ideal for guests, teenagers, extended family or home working.

Outside, the beautifully maintained gardens provide a private and tranquil setting, with extensive lawned areas and entertaining terraces. To the front, a sweeping carriage driveway offers ample off-street parking and access to the integral garage.

Location: Situated on one of Hadley Wood's premier roads, the property is within easy walking distance of Hadley Wood Golf Club, Hadley Wood Lawn Tennis Club, the mainline station and local amenities. Hadley Wood Station provides regular services into Moorgate and King's Cross in approximately 30 minutes, whilst Cockfosters Underground Station and Junction 24 of the M25 are both easily accessible. Combining timeless architecture, exceptional craftsmanship and cutting-edge technology, this is a rare opportunity to acquire a truly outstanding family home in one of North London's most sought-after locations.



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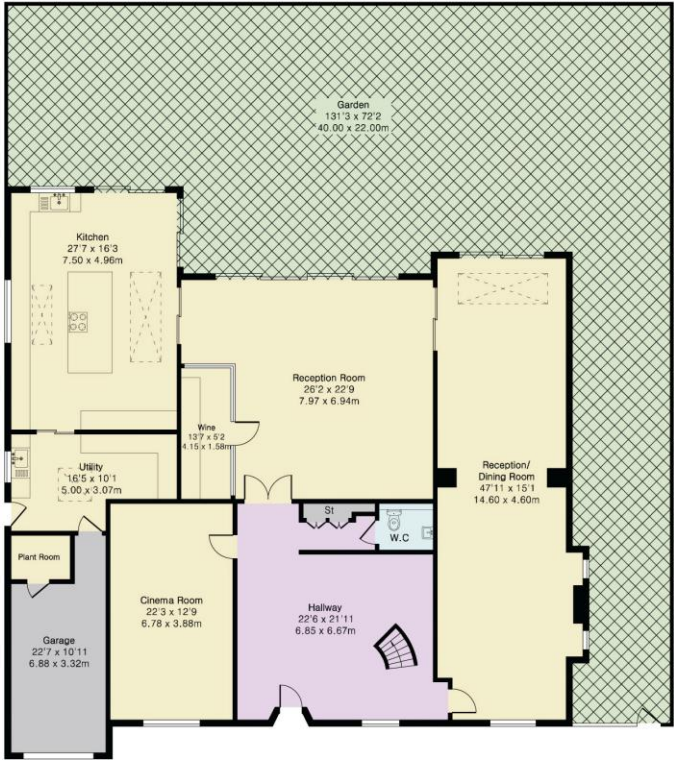
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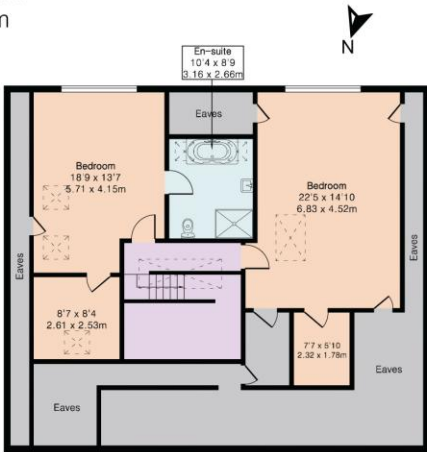
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Approximate Gross Internal Area 5526 sq ft - 514 sq m
(Including Garage)

Ground Floor Area 2860 sq ft – 266 sq m
First Floor Area 1755 sq ft – 163 sq m
Top Floor Area 911 sq ft – 85 sq m



Ground Floor



Top Floor



First Floor



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.

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HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

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www.statons.com