



Gloucester Road
Barnet, EN5 1RZ



NO ONWARD CHAIN. A truly stunning gated residence boasting circa 4174 sq ft of luxurious accommodation arranged over three floors. Stunning design features such as the impressive see-through staircase running from the ground floor to the second floor, creating a striking modern focal point. The property also benefits from electric skylight windows to the loft and kitchen areas, enhancing natural light throughout the home.

Externally, the property is accessed via electric gates leading to the private driveway, offering secure off-street parking. The property further benefits from fire-rated doors throughout and a 10-year ABC Warranty, giving purchasers additional peace of mind.













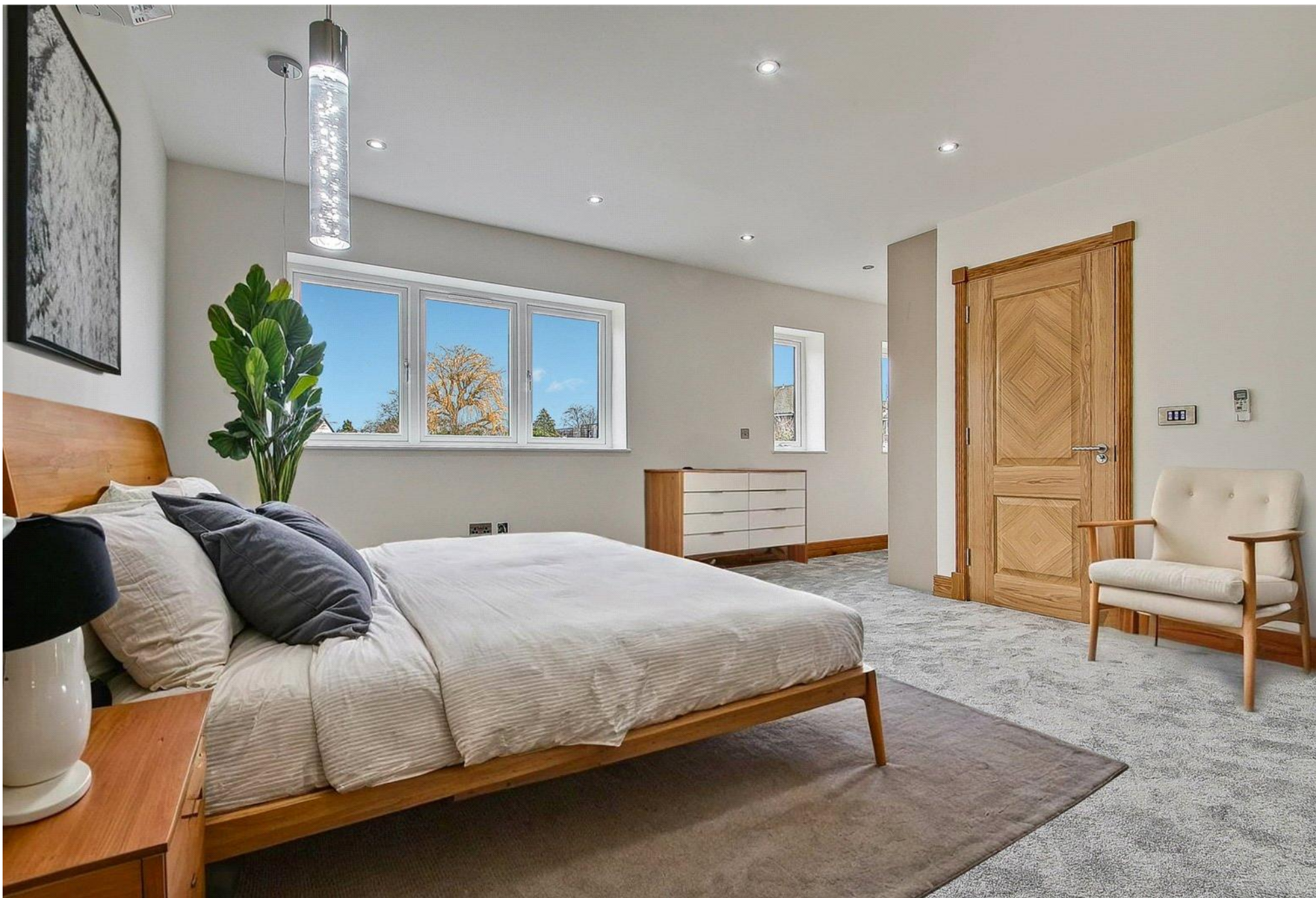
























Key Features

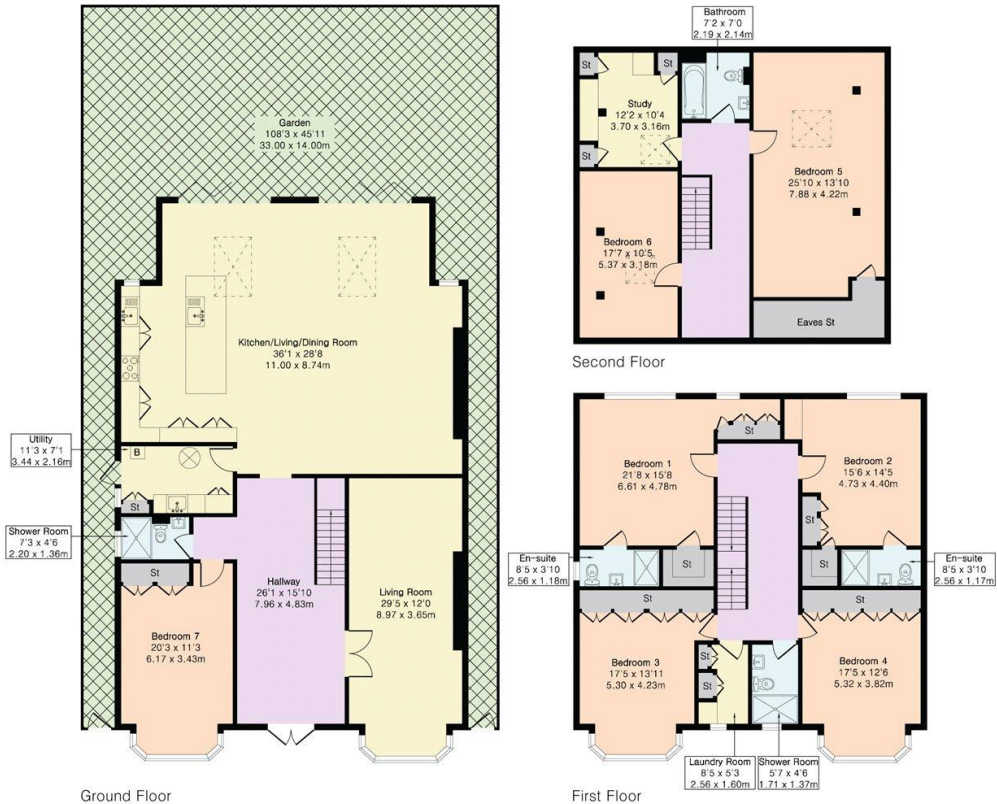
- Newly built five/six-bedroom detached family home
- Five bathrooms, cinema room and separate office
- Two living rooms and open-plan kitchen/dining area
- High-specification kitchen with Neff appliances
- Quartz kitchen island and splashback
- Porcelain tiled flooring to the ground floor and bathrooms
- Vitra bathroom fittings and sanitaryware
- Air conditioning throughout
- Underfloor heating to the ground floor
- Heat pump system
- Smart home technology
- Electric skylight windows to the loft and kitchen
- Feature see-through staircase from ground floor to second floor
- LED lighting throughout
- CCTV and alarm system installed
- CAT6 cabling throughout
- Speaker wiring installed throughout
- Two washing machines
- Three sinks, including two kitchen sinks and one utility sink
- Fire-rated doors throughout
- Electric gated entrance to driveway
- 10-year ABC Warranty

Approximate Gross Internal Area 4174 sq ft - 388 sq m

Ground Floor Area 1975 sq ft – 184 sq m

First Floor Area 1296 sq ft – 120 sq m

Second Floor Area 903 sq ft – 84 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority: Barnet
Council Tax Band: F
Tenure: Freehold



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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