



Parkgate Avenue
Hadley Wood, EN4 0NR



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An Exceptional Newly Built Six-Bedroom Residence in Hadley Wood

A stunning newly built residence extending to over 5,000 sq ft, discreetly positioned behind a secure gated entrance in the highly sought-after area of Hadley Wood. Offering an exceptional blend of contemporary design, luxurious finishes and generous living accommodation, this impressive six-bedroom family home has been thoughtfully designed to provide an outstanding environment for both family living and entertaining.

Upon entering, a striking reception hallway sets the tone for the accommodation beyond, with impressive ceiling heights, an abundance of natural light and an elegant central staircase rising to the upper floors. Three generously proportioned reception rooms are arranged off the hallway, providing versatile spaces for formal entertaining, relaxation and family life. Microcement flooring with underfloor heating extends throughout the ground floor, complemented by carefully considered lighting features, including subtle sensory lighting to the staircase and landing areas.

To the rear of the property lies the impressive open-plan living and entertaining space, forming the heart of the home. Designed with modern family living in mind, this expansive area incorporates generous lounge and dining spaces alongside a beautifully appointed contemporary kitchen. The kitchen features a striking double-island configuration, Siemens integrated appliances, a separate utility area, wine cooler and Quooker tap providing boiling and sparkling water. A further dining and entertaining area offers additional space for hosting, with discreet storage and a concealed door leading to a dedicated cinema room, creating an ideal setting for relaxed evenings at home.

The first floor is centred around a luxurious principal bedroom suite, complete with a substantial walk-in wardrobe and an elegant en-suite wet room. Two further well-proportioned double bedrooms occupy this level, each benefiting from built-in storage and en-suite facilities.

The upper floor provides further flexible accommodation, comprising three additional rooms, including a versatile study or sixth bedroom and two further double bedrooms. Both bedrooms benefit from their own en-suite bathrooms and walk-in wardrobes, making this floor particularly well suited to older children, guests or extended family.

Externally, the property is approached via a private gated entrance, enhancing both privacy and security. The beautifully landscaped gardens provide an attractive and tranquil setting, complementing the contemporary architecture of the house. To the rear, a substantial outbuilding offers excellent versatility, with potential for use as a gym, guest accommodation, games room or playroom, subject to any necessary consents.

Combining impressive proportions, sophisticated contemporary interiors and versatile accommodation arranged over three floors, this outstanding residence represents a rare opportunity to rent a substantial newly built family home in one of Hadley Wood's most desirable residential locations.



Location

Hadley Wood is renowned for its leafy surroundings, attractive residential roads and strong sense of community, while offering convenient access to central London and the surrounding areas.

Hadley Wood railway station provides services into central London, including Moorgate and King's Cross, with journey times varying according to service. High Barnet Underground station, on the Northern Line, provides an additional connection to the capital. The M25 at Junction 24 is also within easy reach, offering convenient access to the wider motorway network.

The area offers an excellent selection of leisure facilities, including Hadley Wood Golf Club, Hadley Wood Tennis Club and Old Fold Manor Golf Club.

Schools

The area is particularly well regarded for its selection of independent and state schools. Notable options in the wider area include Mount House School, Stormont School, Lochinver House School, St John's Preparatory and Senior School, Haberdashers' Boys' and Girls' Schools, Mill Hill School, Belmont School, Aldenham School, Dame Alice Owen's School, Haileybury, Queenswood School and Queen Elizabeth's School for both boys and girls.

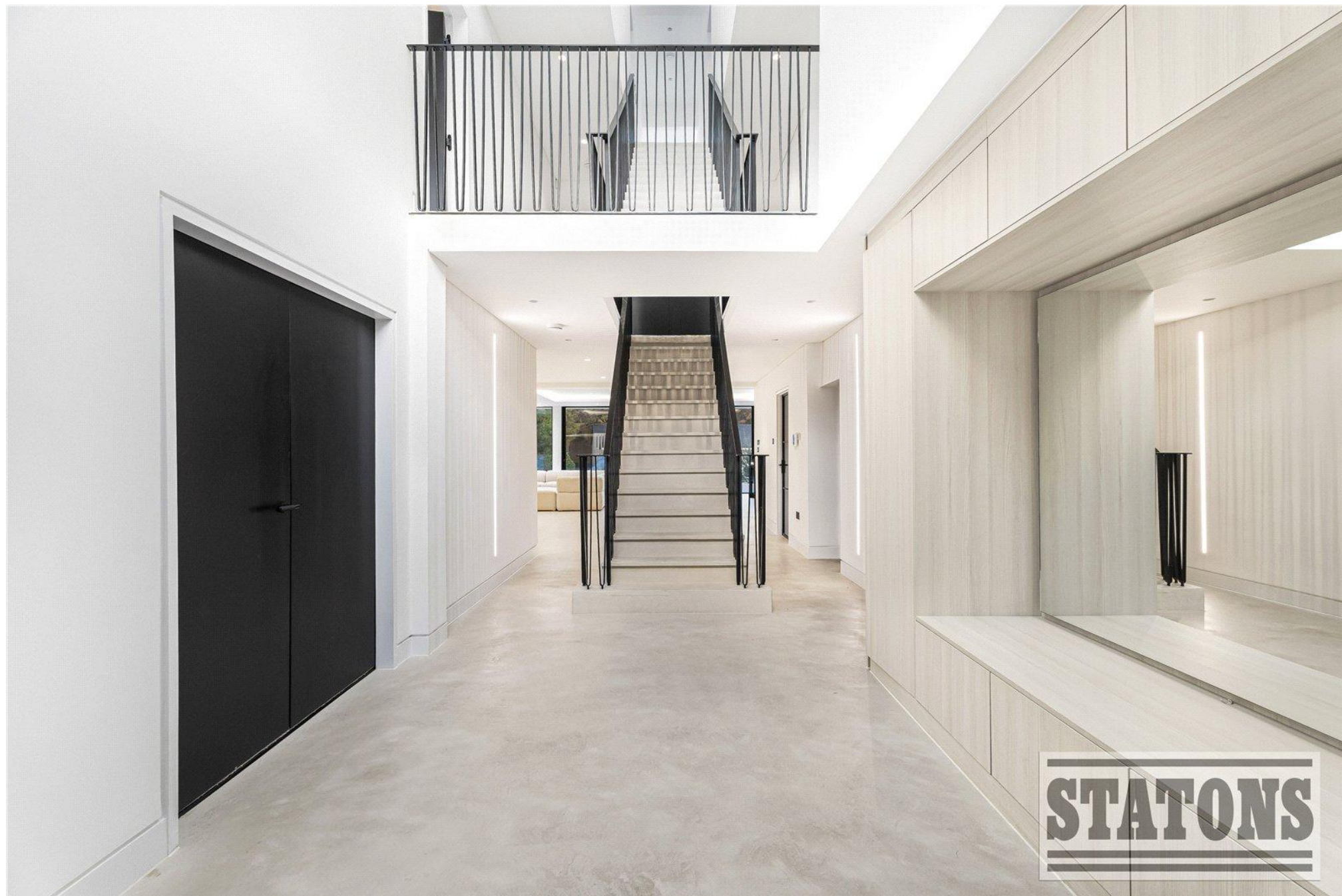
Prospective tenants are advised to confirm individual school admissions criteria

Council Tax: H

Local Authority: Barnet

Tenure: Freehold







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Approximate Gross Internal Area 5077 sq ft - 471 sq m
(Excluding Outbuilding)

Ground Floor Area 2038 sq ft - 189 sq m

First Floor Area 1489 sq ft - 138 sq m

Second Floor Area 1550 sq ft - 144 sq m

Outbuilding Area 716 sq ft - 67 sq m



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.



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

82 B 86 B



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