



Chenies Place, Arkley  
£1,350,000



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A superb detached family residence of approx 3291 sq ft situated in a private gated development of just 6 luxury homes. Built by Fusion Residential almost 10 years ago, this stunning property benefits from fully integrated music and audio-visual system, bespoke joinery and staircase, Rako lighting, CCTV, Under floor heating throughout, air conditioning to principle rooms, a sauna, integral double garage, off street parking and is offered in good condition throughout.

Although situated in this semi-rural location surrounded by countryside, Central London is just 30 mins drive. Train stations include High Barnet, Totteridge & Whetstone, Mill Hill East and New Barnet mainline station. The area is renowned for state and private schools such as QE Boys/Girls, Belmont, Mill Hill, Haberdashers Askes and Aldenham.

Viewing is highly recommended of this chain free home via the vendors joint sole agent Real Estates on 020 8445 3132.



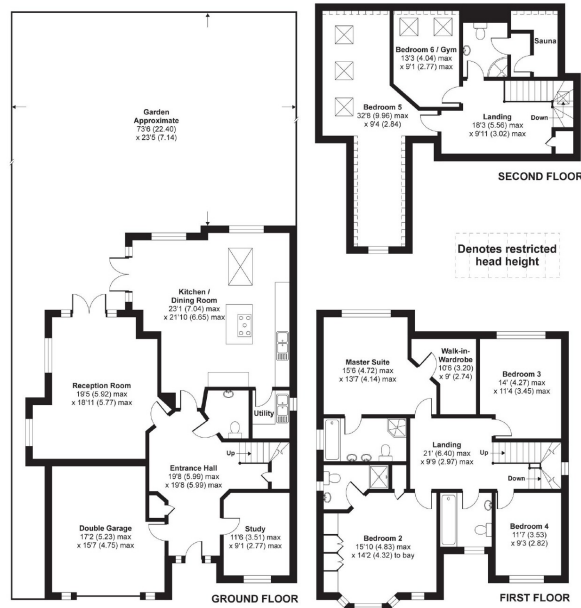






# Chenies Place, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 3291 SQ FT 305.7 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
82-100 <b>A</b>	80-85	152-199 <b>A</b>	76-80
69-81 <b>B</b>		101-151 <b>B</b>	
55-68 <b>C</b>		55-100 <b>C</b>	
45-54 <b>D</b>		35-54 <b>D</b>	
35-44 <b>E</b>		15-34 <b>E</b>	
25-34 <b>F</b>		1-14 <b>F</b>	
1-24 <b>G</b>		1-14 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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