



Barnet Gate Lane, Arkley, EN5 2AB

Price Guide £1,100,000 Freehold

Council Tax Band F

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

NEW TO THE MARKET- A 3 BEDROOM DETACHED HOUSE situated in one of the finest roads in Arkley, offering potential to extend further (stpp).

The ground floor currently comprises a front aspect kitchen, guest cloakroom and a main reception which leads to a further sitting room. To the 1st floor there is a generous master bedroom with en-suite, as well as 2 further bedrooms and a family bathroom. Externally there is a driveway leading to garage and large rear garden.

Situated in the prestigious and sought-after North-London area of Arkley, central London can be reached within 30 mins by car. A number of nearby train stations include Totteridge, Mill Hill and Barnet. The house is also within 5 miles of both the M1 and M25 motorways, providing easy access to all of London's airports. Schools including the renowned Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's provide top class education in the area. Many schools operate their coach service through Arkley.

Early viewing highly advised to avoid disappointment via the sellers sole agent.

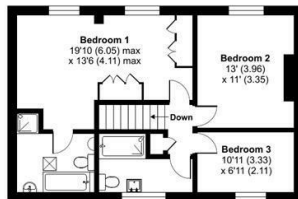




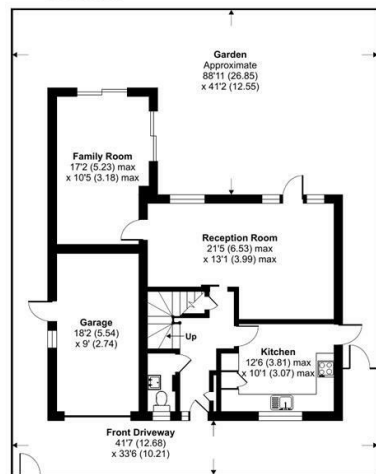
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Approximate Area = 1311 sq ft / 121.8 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 1479 sq ft / 137.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchcom 2023. Produced for Real Estates. REF: 1079325

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		74
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	51	
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive

