

**STATONS**

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PARK HOUSE

**Wood Street  
Barnet**

# 67 Wood Street, Barnet, EN5 4BT

## £1,675,000

A stunning period detached residence dating back to c1870. Park House is a splendid family home with immense charm and character, affording a wealth of original features. This handsome property which is arranged over four levels offers 3 spacious reception rooms, a stunning fully fitted kitchen with Gaggenau appliances and bright and airy breakfast area, a full height basement with wine room and utility area, a wonderful principal bedroom with luxurious en suite bathroom with Hans Groehe fittings, 3 further bedrooms (1 with separate dressing room) and a fabulous family bathroom with Hans Groehe fittings. Externally there is walled private rear garden which has been professionally landscaped incorporating an area which could provide additional parking subject to planning permission, an immaculate front garden with mature shrubs and private parking in a private lane next to the house.

Location:- Park House is situated in this enviable location opposite Ravenscroft Park and within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops . Approximately 1 mile away is High Barnet tube station (Northern Line) for access into London . New Barnet over ground station is also close. Buses also provide access to neighbouring areas. Barnet also has many renowned highly regarded schools such as 'Foulds' school and Queen Elizabeths Girls senior school and Queen Elizabeths senior school for boys.



















GRAND PUISSETTE  
CHATEAU PINCE POMEROU  
BOLLINGER  
LANESSAN  
CHATEAU LE BOSCO  
LANESSAN  
LA ROSSETTE DE LA ROSSETTE HAUT FERRIS





















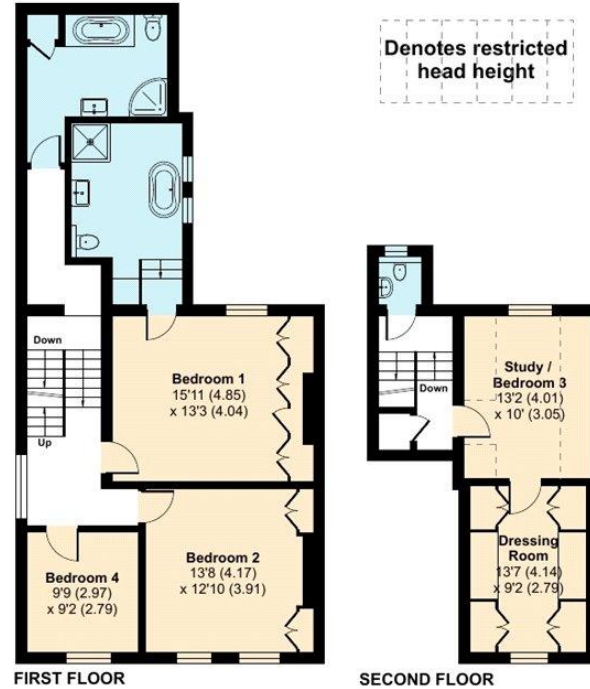
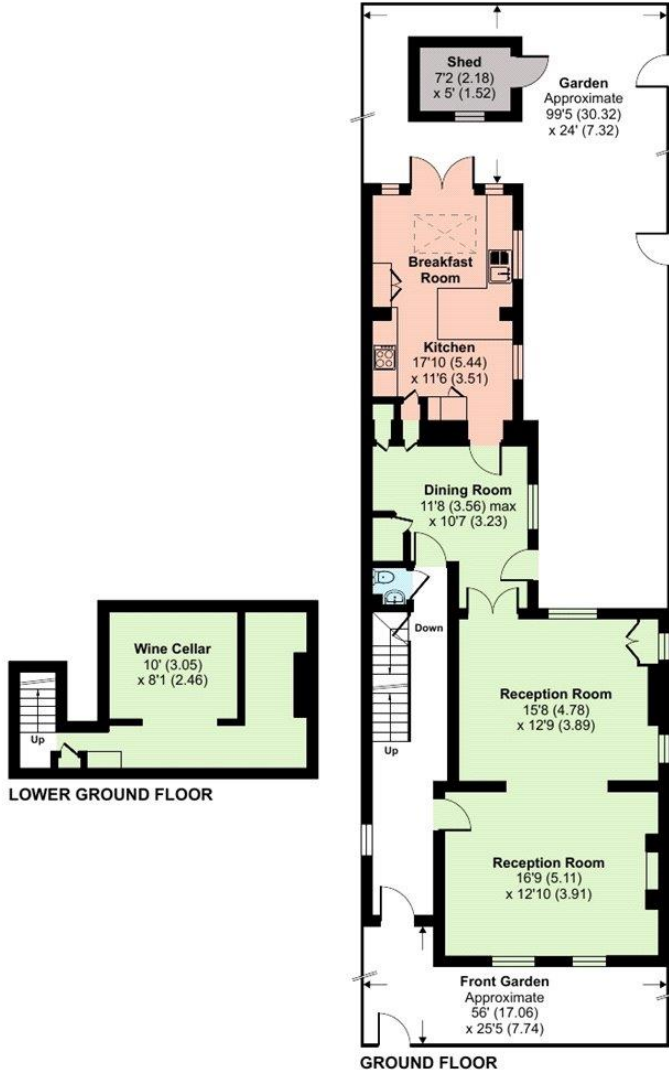


# Wood Street, Barnet, EN5

Approximate Area = 2319 sq ft / 215.4 sq m  
 Limited Use Area(s) = 63 sq ft / 5.9 sq m  
 Outbuilding = 36 sq ft / 3.3 sq m  
 Total = 2418 sq ft / 224.6 sq m  
 For identification only - Not to scale



Local Authority: Barnet  
 Council Tax band: G  
 Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>70</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>44</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023. Produced for Statons. REF: 1007601

**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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