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Lynford Close
Arkley



Folitsa House, 2 Lynford Close Arkley, EN5 3HQ

OIEO £2,100,000

Nestled within a quiet and sought-after gated close, this fabulous, well presented detached residence presents a rare opportunity for a discerning buyer. Boasting 5 generously-sized bedrooms, a large loft room/bedroom 6, 4 reception rooms and 3 bathrooms, this property exudes an inviting and homely atmosphere. The well-maintained interiors offer ample living space, ideal for both relaxing and entertaining. The property features a delightful wrap around garden, perfect for enjoying outdoor activities or simply unwinding in the fresh air. Additionally, a conservatory provides a tranquil space to enjoy the surrounding natural beauty. For those with multiple vehicles or in need of extra storage space, a double garage and large driveway are convenient and practical features. This secluded residence offers a perfect blend of privacy and convenience, making it an ideal choice for those seeking a peaceful yet well-connected lifestyle.

Situated in the prestigious and sought-after North-London area of Arkley, central London can be reached within thirty minutes by car. A number of nearby train stations include Totteridge, Mill Hill and Barnet. Lynford Close is also within 5 miles of both the M1 and M25 motorways providing easy access to all of London's airports. Schools including 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.









































Lynford Close, Barnet, EN5

Approximate Area = 3276 sq ft / 304.3 sq m

Limited Use Area(s) = 417 sq ft / 38.7 sq m

Garage = 420 sq ft / 39.1 sq m

Shed = 50 sq ft / 4.6 sq m

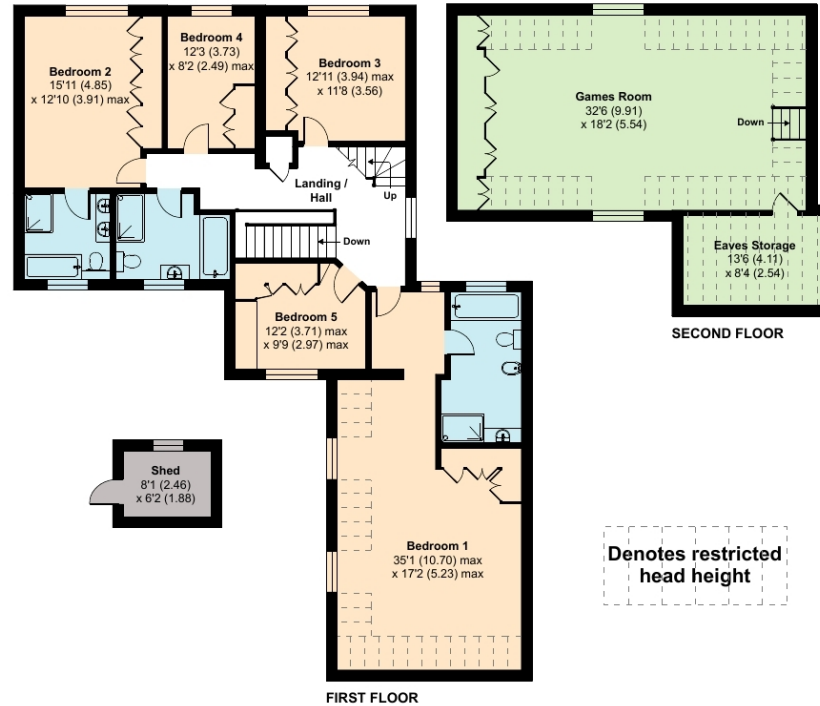
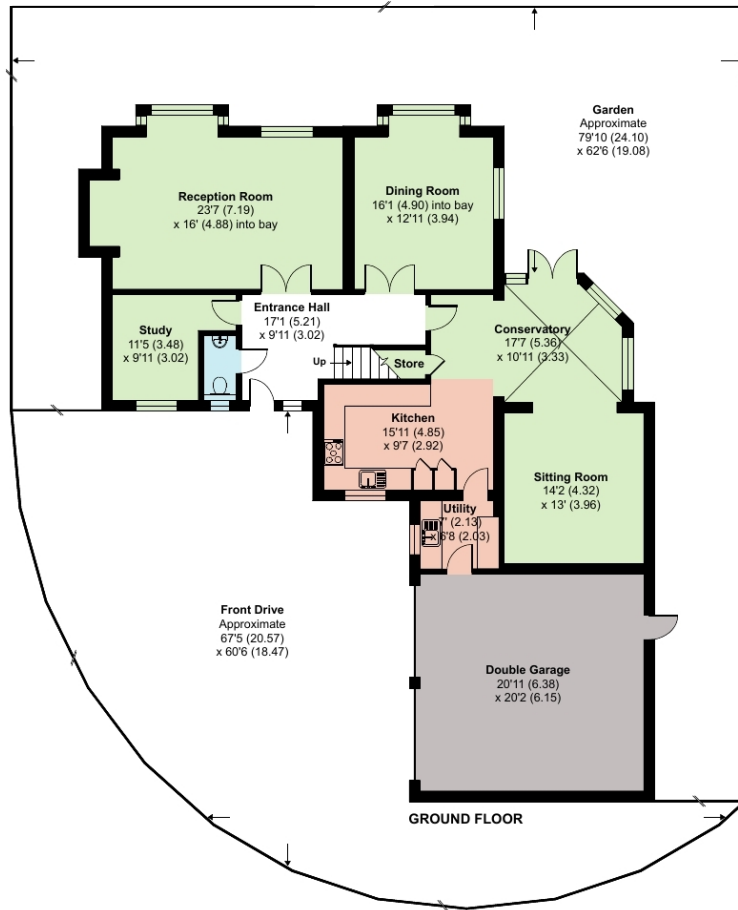
Total = 4163 sq ft / 386.7 sq m

For identification only - Not to scale

Local Authority: Barnet

Council Tax band: H

Tenure: Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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). ©nitchcom 2024. Produced for Statons. REF: 1135693

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