

**STATONS**

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**Rowley Green Road  
Arkley**

# Pentroofs, 5 Rowley Green Road, Arkley, EN5 3HH

## £1,950,000

Situated on this sought after road in the heart of Arkley, we are delighted to offer for sale 'Pentroofs' a substantial detached period family home.

The property offers beautifully presented accommodation throughout and comprises a welcoming wood panelled entrance hall, a guest w.c, 2 well proportioned reception rooms, a fabulous open plan bespoke kitchen with central island leading through to a large dining room and a separate utility room.

On the first floor there is a luxurious principal bedroom suite with a contemporary en suite bathroom and a dressing room (previously bedroom 5), 3 further double bedrooms and a modern family bathroom. A generous loft room with eaves storage occupies the top floor. The residence is equipped with state-of-the-art security features, including a new hardwired Banham Alarm and a monitored motion-sensor CCTV system.

Externally there is a wonderful mature 135' rear garden with sun terrace, lawn area, pretty summer house and garden shed. There's also a 786 sq ft self-contained annex with a kitchen and shower room—perfect as a multi-use space for a gym, office, games room, or additional accommodation. At the front of property is a carriage driveway providing off street parking for several cars.

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. 'Pentroofs' 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.



























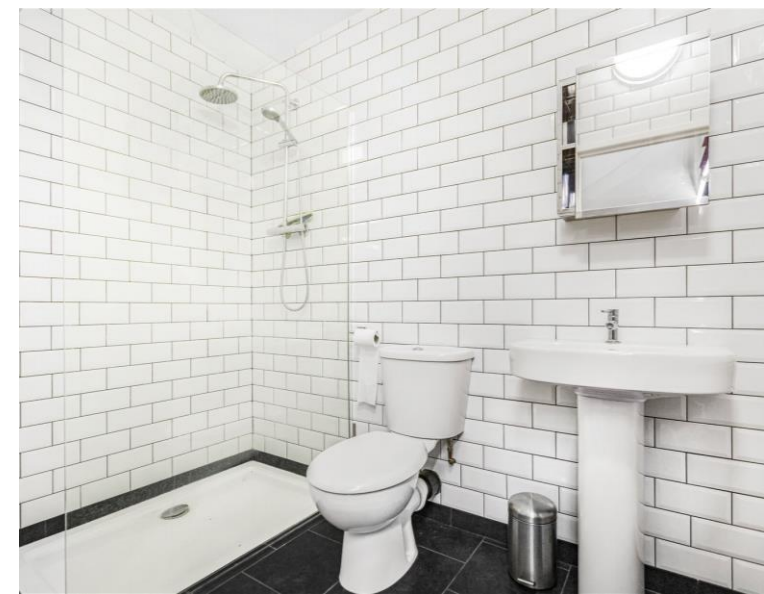






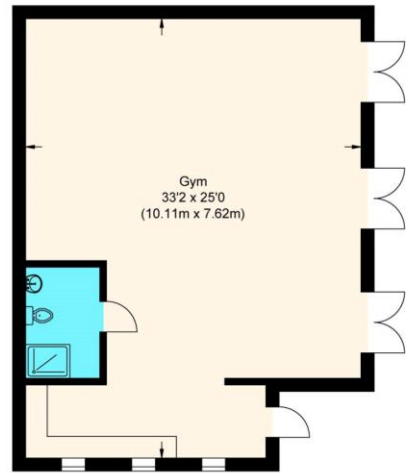




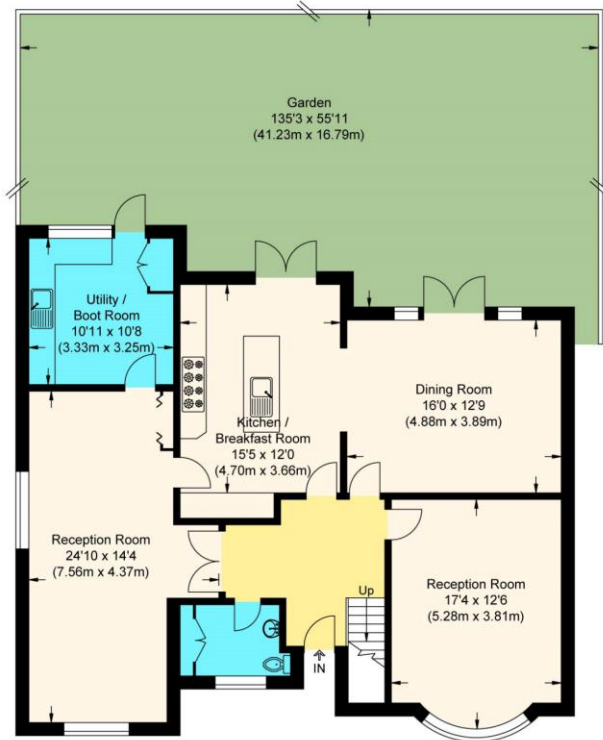




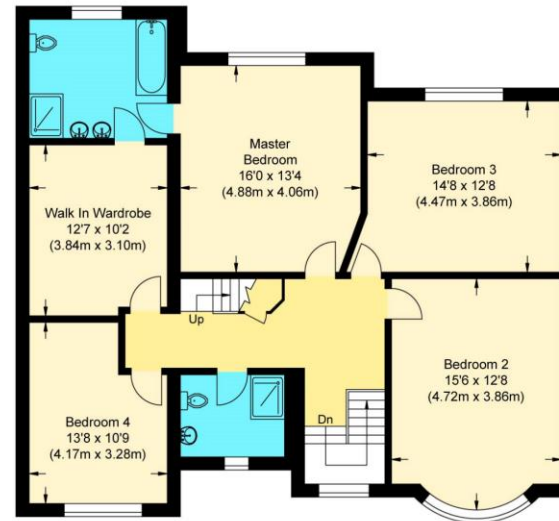
Local Authority: Barnet  
 Council Tax band: G  
 Tenure: Freehold



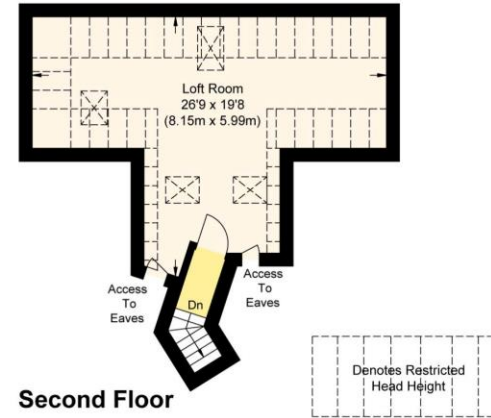
Outbuilding



Ground Floor



First Floor



Second Floor

Denotes Restricted Head Height

Approximate Gross Internal Floor Area : 248.90 sq m / 2679.14 sq ft  
 Limited Use Area Area : 15.30 sq m / 164.69 sq ft  
 Outbuilding Area : 73.00 sq m / 785.76 sq ft  
 Total : 337.20 sq m / 3629.59 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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