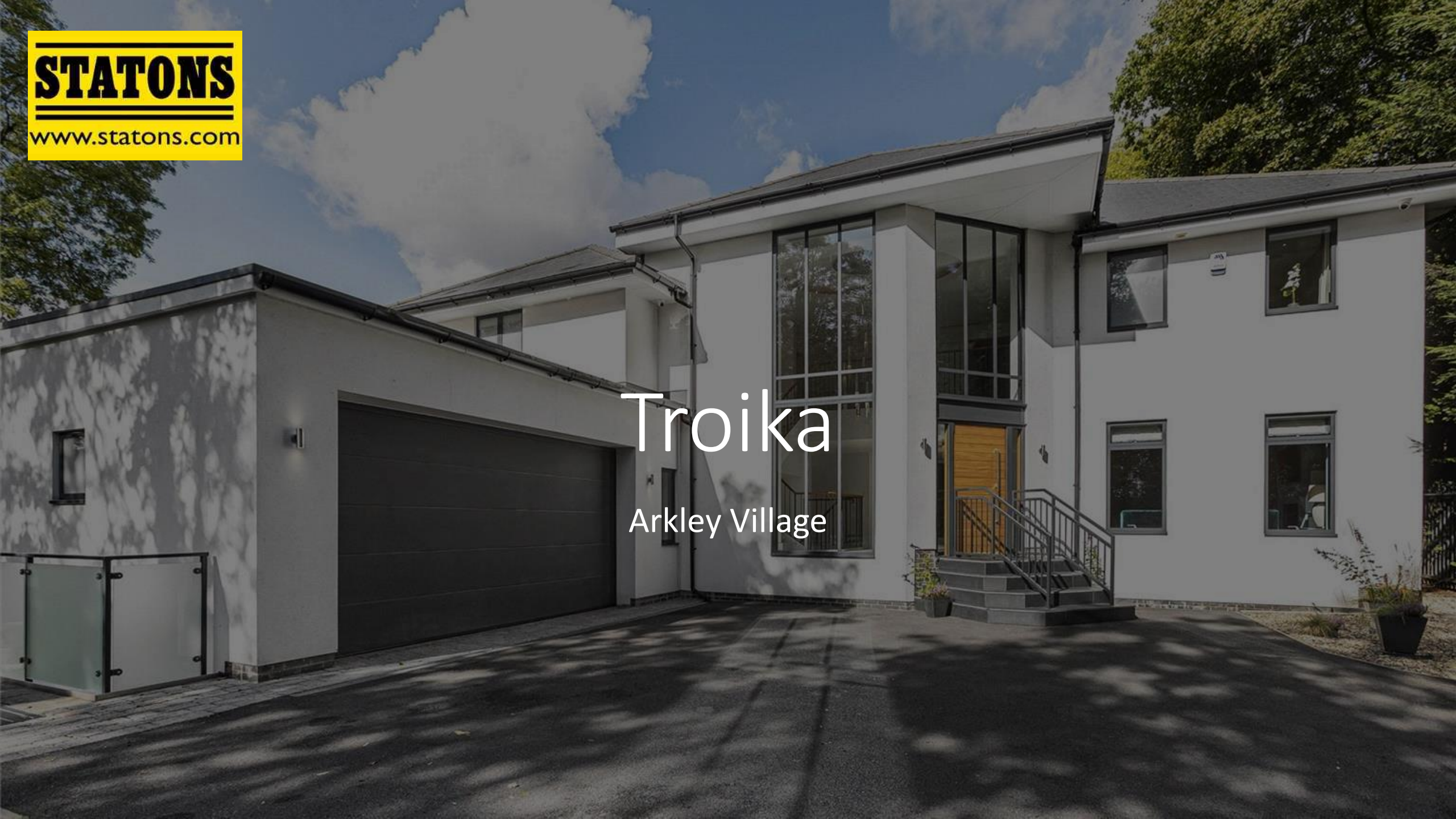


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Troika

Arkley Village



Troika

Barnet Road, Arkley Village, Hertfordshire, EN5 3LL

A truly magnificent contemporary style detached home of 9,301sq ft over four floors with the most incredible indoor swimming pool complex, which must be seen to be appreciated.

Set behind a gated entrance and having been constructed within the past few years this home offers some exceptional accommodation which is truly unique in many aspects.

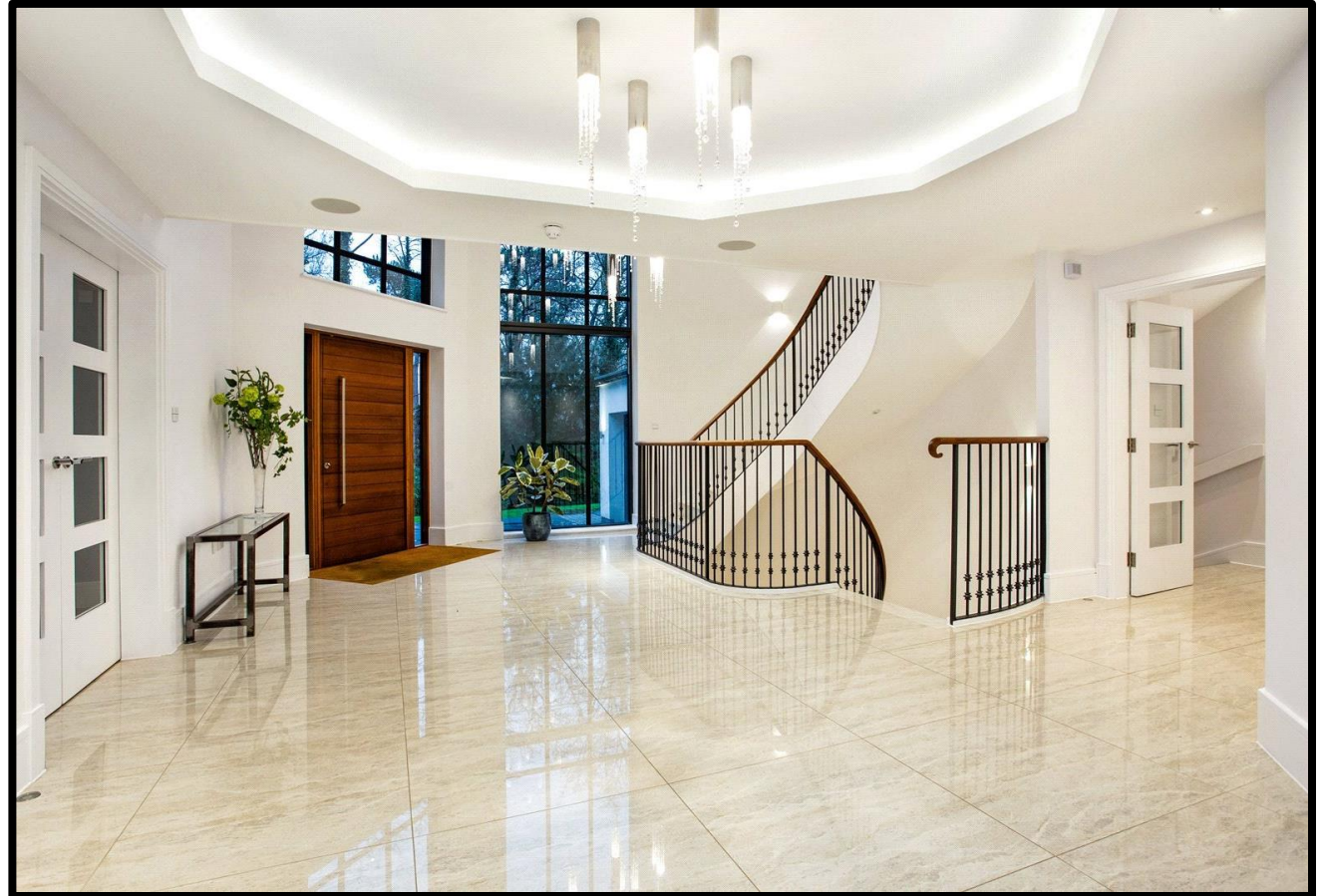
You are greeted by a wonderful reception hall entrance with a feature staircase from which all principal rooms lead including a double reception room, a snug, dining room and a wonderful fitted kitchen/breakfast room, utility room, boot room, and a guest cloakroom.

On the first floor you have a stunning principal bedroom suite with balcony, dressing room and spacious en suite bathroom with a central bath, plus 4 further bedrooms all with en suite bathrooms.

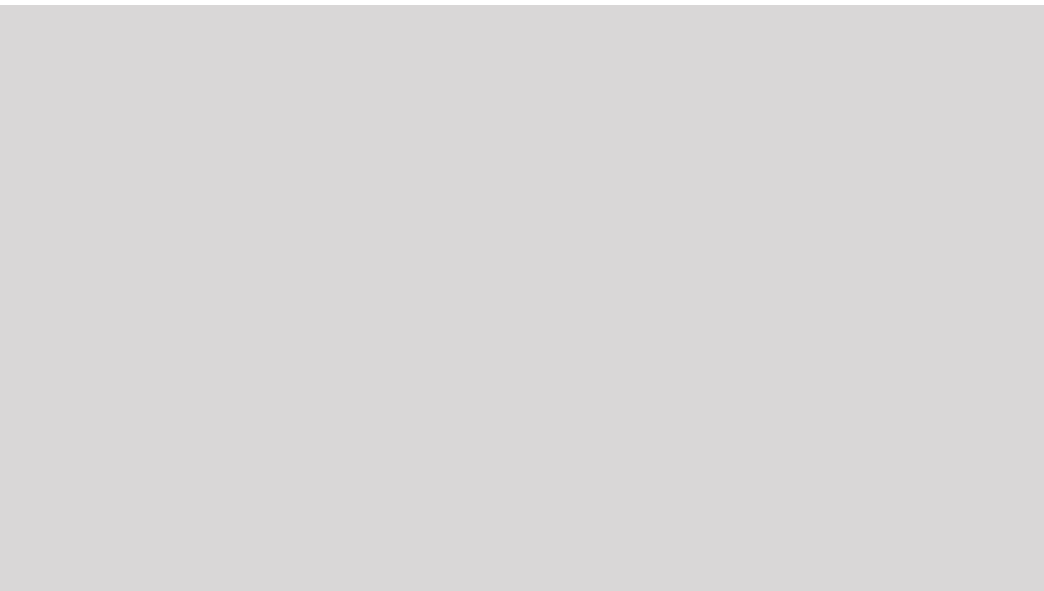
The lower ground floor features the most magnificent indoor swimming pool complex complete with a Jacuzzi, steam room, shower room, leisure area, sunken terrace together with a spacious cinema room.

There is also a sub ground floor with a gymnasium area, sauna and a wine room or massage room.

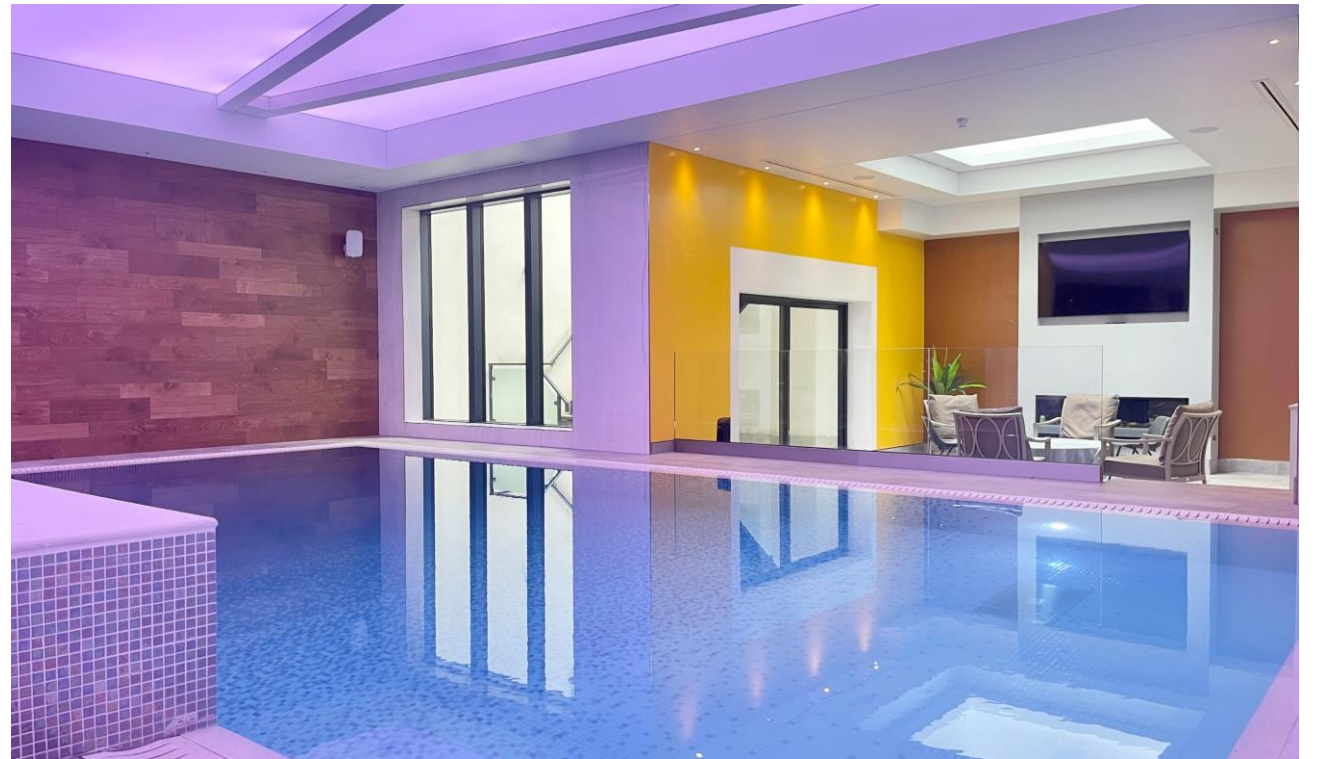
Externally there is a gated entrance with parking, plus a double garage, all of which is surrounded by landscaped gardens.

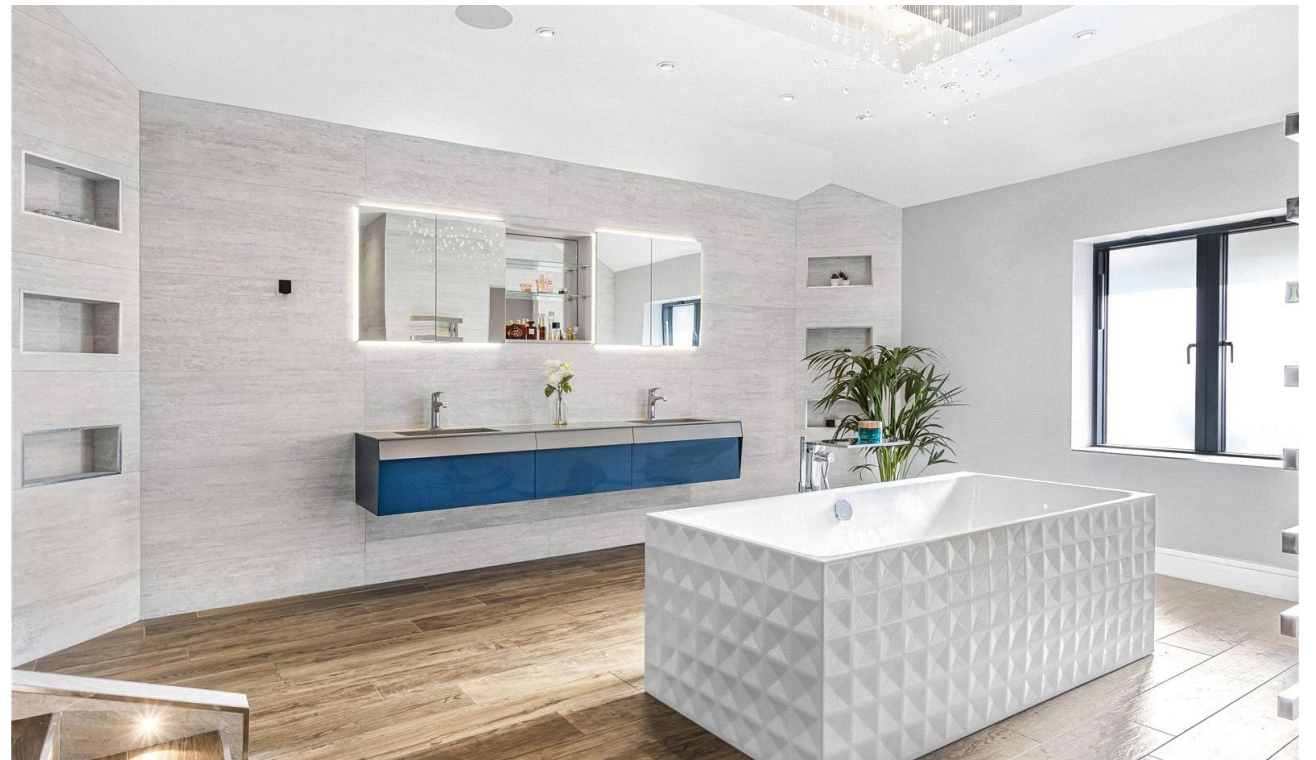












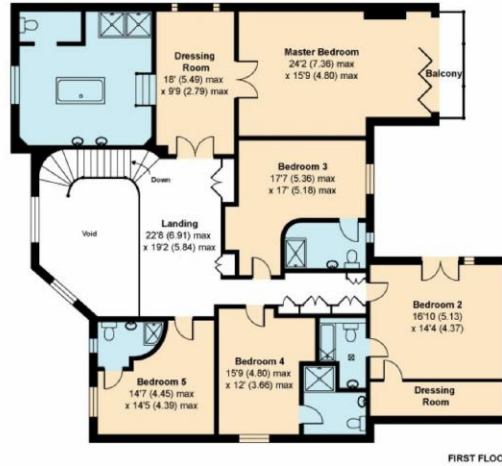




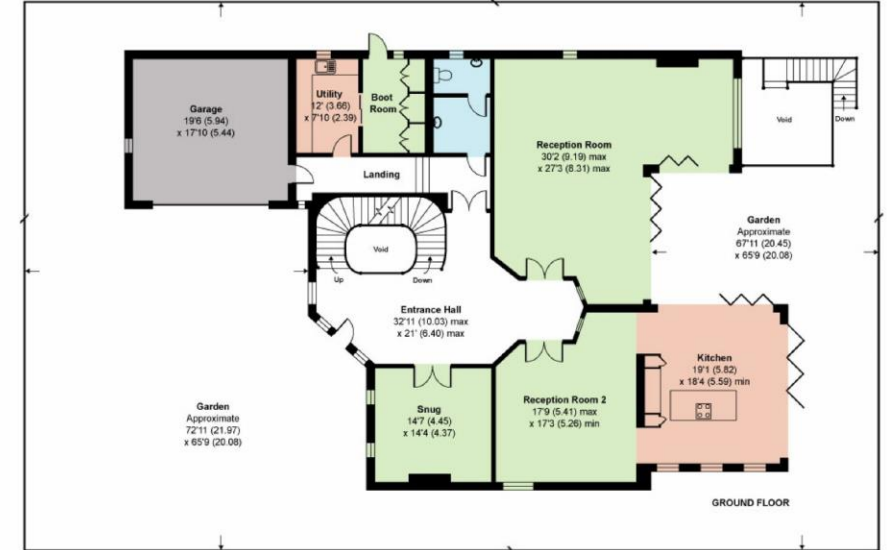
Barnet Road, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 9301 SQ FT 864 SQ METRES (EXCLUDES VOID)
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 347 SQ FT 32.2 SQ METRES

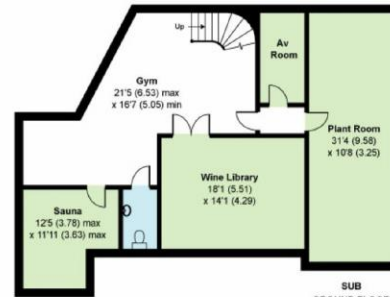
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	82	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



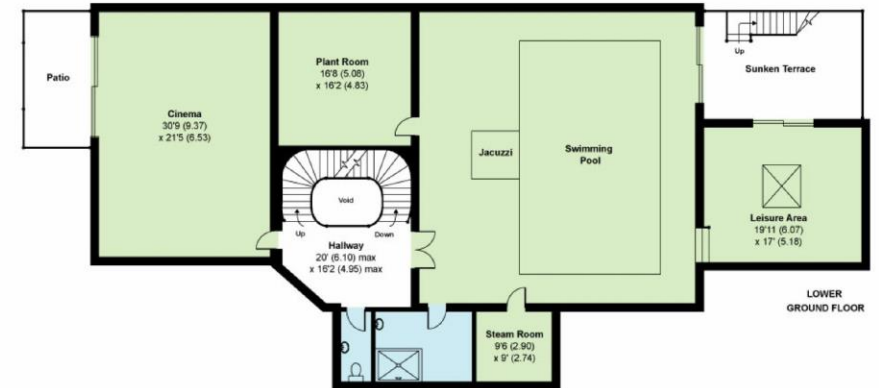
FIRST FLOOR



GROUND FLOOR



SUB GROUND FLOOR



LOWER GROUND FLOOR

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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1/2 Hadley Parade
Barnet
HERTS
EN5 5SX
020 8441 9796
lettings.office@statons.com