



Beech Hill  
Hadley Wood, EN4 0JP

# Sereno House

This remarkable penthouse epitomizes luxury and modern sophistication, offering 2,658 square feet of meticulously crafted space with direct lift access. This second-floor penthouse boasts three generously proportioned bedrooms, each accompanied by its own bathroom, and is finished with premium, contemporary accents that exude elegance and comfort. A south-facing 31-foot private terrace and two dedicated underground parking bays further elevate the appeal.

## Key Features

**Prime Location & Scenic Views:** Overlooks Hadley Wood Golf Club, providing stunning green-belt views.

**Georgian-Inspired Architecture:** Adds timeless elegance with a modern twist. Control4 Smart Home Technology & Air Conditioning: Seamless control of home systems and comfort.

**Private Terrace:** South-facing with a retractable remote-operated canopy.

**Secure, Gated Parking:** Two allocated spaces plus additional visitor parking.

**Inside the Penthouse:** Upon entering the apartment, the private lift opens into a spacious, high-ceilinged hallway that leads to a striking kitchen/breakfast room. This area features natural stone, wood, and metal accents, with a bespoke seating area and integrated Miele appliances. Smoked glass doors at either end of the kitchen lead to a utility room and a pantry, while direct terrace access provides a serene outdoor extension.

The adjacent lounge and dining areas are zoned for comfort and functionality, complete with a bespoke bar, fitted cabinetry, and entertainment setup.

**Bedroom Suites:** The principal suite is a retreat unto itself, with custom wardrobes, a dedicated dressing area, and a luxurious five-piece ensuite featuring Dorn Bracht fixtures. A second suite also includes a dressing room and ensuite, while the third bedroom is currently configured as a study/TV room with custom joinery. A third shower room serves as a guest bathroom.

**Exclusive Amenities:** Residents enjoy access to a suite of on-site facilities, including:

- **Gymnasium & Wellness Facilities:** Fully equipped for fitness and relaxation.
- **Indoor Pool:** A 15-meter swimming pool with a relaxation area.
- **Private Storage:** Lockable storage rooms and cold storage.
- **Courtyard Garden:** A central communal garden with concierge services.

**Location & Connectivity:** Ideally positioned, Hadley Wood mainline station offers a 30-minute commute to Moorgate and Kings Cross. Cockfosters Underground Station is nearby, and the M25 (Junction 24) ensures quick access to major roadways and airports, including Heathrow, Luton, and Stansted. Nearby leisure options include Hadley Wood Golf and Tennis Club. This penthouse offers an unparalleled blend of luxury, convenience, and lifestyle in a prime setting, making it an extraordinary home for discerning buyers.



















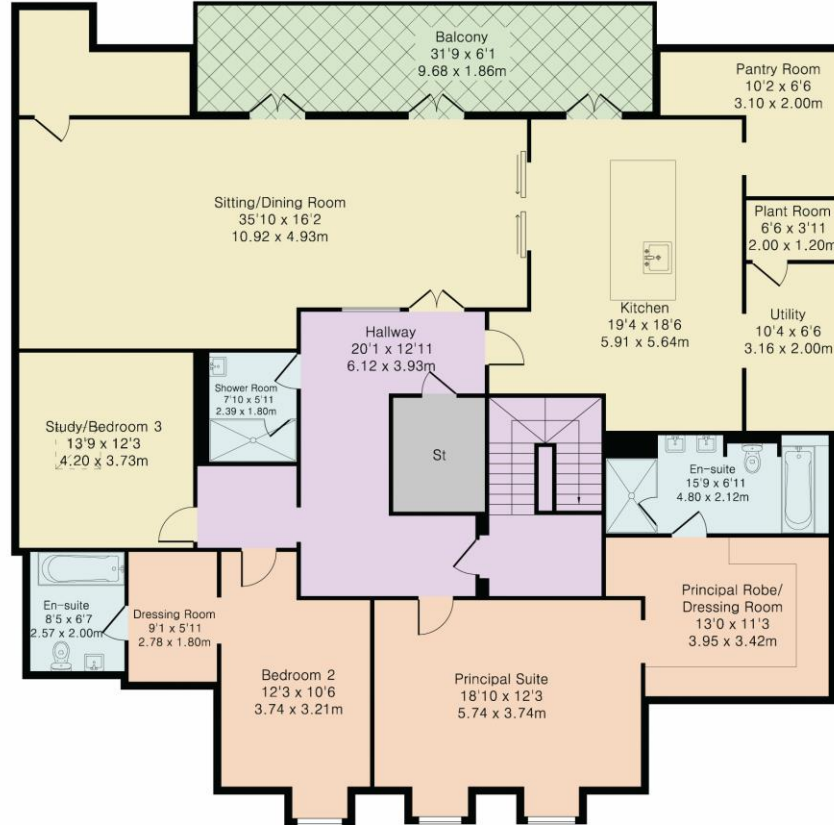








Approximate Gross Internal Area 2658 sq ft - 247 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(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	



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