

Lawn Manor, Barnet Lane, Elstree, WD6 **ASKING PRICE £685,000 LEASEHOLD**

Lawn Manor is an exclusive gated development of just 16 luxury apartments, tucked away off Barnet Lane in Elstree and surrounded by beautifully landscaped gardens. This high-end residence offers two spacious en-suite bedrooms, a stylish open-plan living area with a contemporary kitchen, and a generous private balcony. With lift access to all floors and premium finishes throughout, it delivers refined living in one of Elstree's most prestigious settings.

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- A blue-tinted background image showing a family of four (a man, a woman, and two children) smiling and looking towards the camera.
- First Floor Luxury Apartment
 - Two Bedrooms
 - Two En-Suites
 - Open-Plan Living Room/Kitchen
 - Private Terraced Balcony
 - Lift to All Floors
 - Car Port & Parking Bay
 - Gated Development
 - Beautiful Landscaped Gardens
 - Stunning Location

The Property

Nestled at the end of a charming tree-lined driveway within a secure gated development just off the sought-after Barnet Lane, this exquisite two-bedroom apartment offers refined living in one of Elstree's most desirable locations. Lawn Manor is an exclusive collection of just 16 residences, thoughtfully arranged within beautifully landscaped communal gardens to create a serene and elegant setting—ideal for those looking to downsize without compromising on luxury, space, or surroundings.

Positioned on the first floor and served by a lift to all levels, this exceptionally well-designed apartment spans 1,082 sq. ft and benefits from underfloor heating throughout. The accommodation includes:

- A principal bedroom featuring bespoke fitted wardrobes and a stylish en-suite bathroom
- A second generously sized double bedroom with fitted wardrobes and an en-suite shower room—both bathrooms appointed with high-quality Villeroy & Boch sanitary ware..

- A spacious open-plan living and kitchen area with premium integrated Siemens appliances, perfect for modern entertaining
- An additional guest cloakroom
- A private terrace offering delightful views.

Outside

Lawn Manor is a gated development that exudes timeless charm and architectural grace. Its classical façade, crafted from mellow brickwork with dressed stone detailing, is framed by beautifully landscaped gardens that offer year-round colour and tranquillity. The development comprises just 16 exclusive apartments, each with a private terrace or patio overlooking the manicured grounds. A gatehouse provides secure parcel and post handling, while electric car charging points and allocated parking add modern convenience to this quintessentially English setting. With much of the surrounding woodland protected and open countryside stretching beyond, Lawn Manor offers a rare blend of seclusion, sophistication, and natural beauty.

The Location

Lawn Manor enjoys a prime position off the prestigious Barnet Lane in Elstree, one of Hertfordshire's most desirable residential enclaves. This tranquil, tree-lined setting offers the perfect blend of countryside charm and urban convenience, with beautifully landscaped surroundings and easy access to local amenities. Just moments from Aldenham Country Park and Elstree & Borehamwood station, residents benefit from scenic walks, excellent transport links into central London, and proximity to boutique shopping and dining in nearby Radlett and Borehamwood. The area is also rich in leisure options, from golf clubs and health centres to cultural venues and gastropubs, making Lawn Manor an exceptional choice for refined living.

Key Features

- Gas Underfloor Heating
- Covered Car Port
- Allocated Parking Bay
- Private and Securely Gated Location
- CCTV Entry Security System.
- Entrance with a Lift to all Floors
- Gatehouse for Post and Parcel Deliveries
- Electric Car Charging Points
- NHBC Warranty (6 years remaining)

Property Information

Council Tax Band: F (Hertsmere Borough Council)
 Total floor area: 100.5 sq. m (1082 sq. ft)
 Lease: 250 years from 2021
 Service Charge: £2755.12
 Ground rent: £100

The Accommodation

Entrance Hall:

Guest W/C:

Plant/Storage Room:

Open Plan Living-

Lounge Area; 4.75m x 4.35m (15'7" x 15'3")

Kitchen Area; 5.28m x 3.15m (17'4" x 10'4")

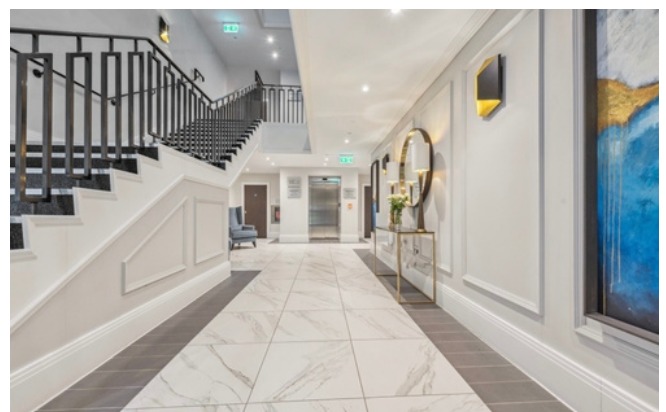
Bedroom One: 5.28m x 3.10m (19'1" x 10'2")

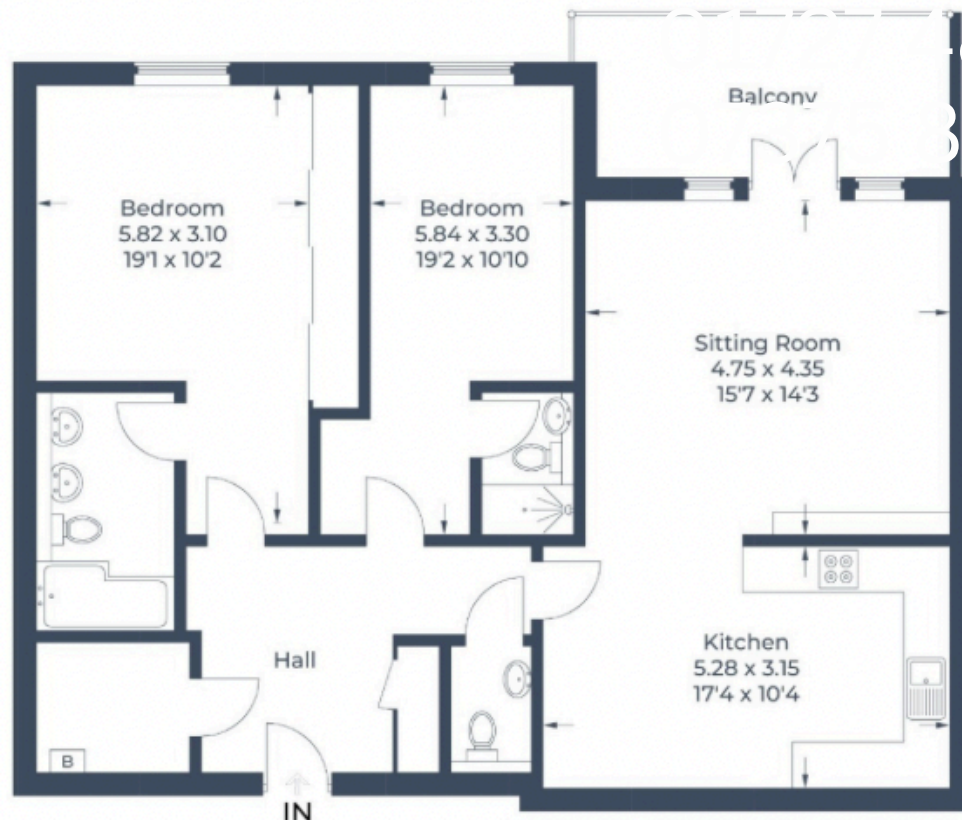
En-Suite Bathroom; .

Bedroom Two: 5.84m x 3.30m (19'2" x 10'10")

En-Suite Shower Room:

Main Entrance Hall





TOTAL FLOOR AREA: 1082 sq.ft. (100.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Living Area



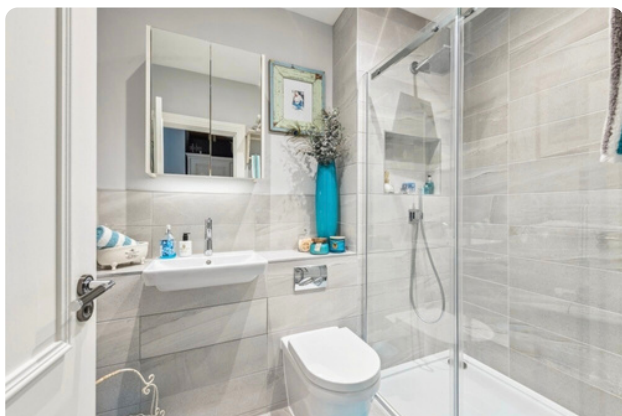
Dining Area



Bedroom Two



Bed One En-Suite



Bed Two En-Suite



Terrace/Balcony



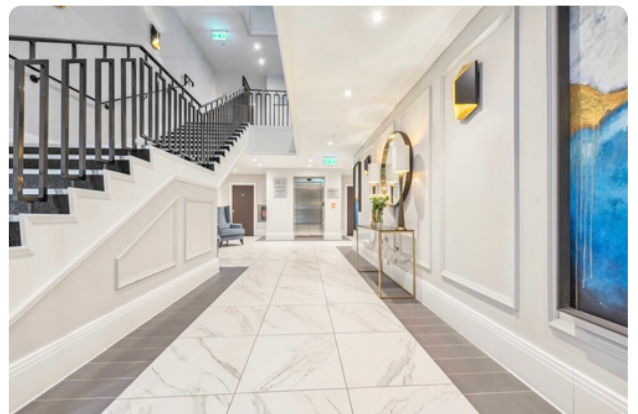
kitchen Area



Open Plan View



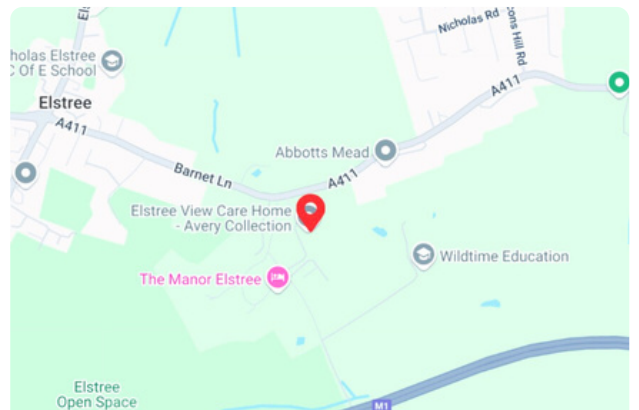
Bedroom One



Entrance Hall

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



Map