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LANCASTER AVENUE



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prime

lively and spacious, at home in elegance *eight bedroom, detached family residence*

an exquisite example of luxury living, nestled within the serene surroundings of hadley wood. presenting an extraordinary opportunity, this stunning eight-bedroom, detached family home with a garage, occupies a prestigious position on a generously sized plot of approximately 0.3 acres. with its elegant architecture and meticulous attention to detail, this residence epitomizes sophisticated living at its finest.



OVERVIEW:

- statement, detached family residence
 - eight bedrooms
 - six bathrooms, including four en-suites
 - lower ground level with sauna
 - parking for ample cars, including large front driveway and garage
 - lower ground living space
 - well manicured, secluded rear garden
 - within close proximity to excellent education facilities
 - dressing room
 - close by to all amenities great transport links
-

upon arrival, the expansive driveway hints at possibilities, with ample space for both personal use and entrepreneurial ventures.

step inside, and you're greeted by a welcoming entrance adorned with a substantial door and a porch area, complemented by the delightful stained glass of the landing window.

the interior unfolds into a symphony of luxury on the ground floor, where a plethora of amenities await. from the spacious reception areas to the office, kitchen, and conservatory, each space seamlessly flows into the next, unified by meticulous attention to detail and high-end finishes.



the kitchen is a testament to extravagance, boasting sleek lines, a sizable central island with a breakfast bar, and integrated appliances, perfect for hosting large gatherings or intimate family meals.

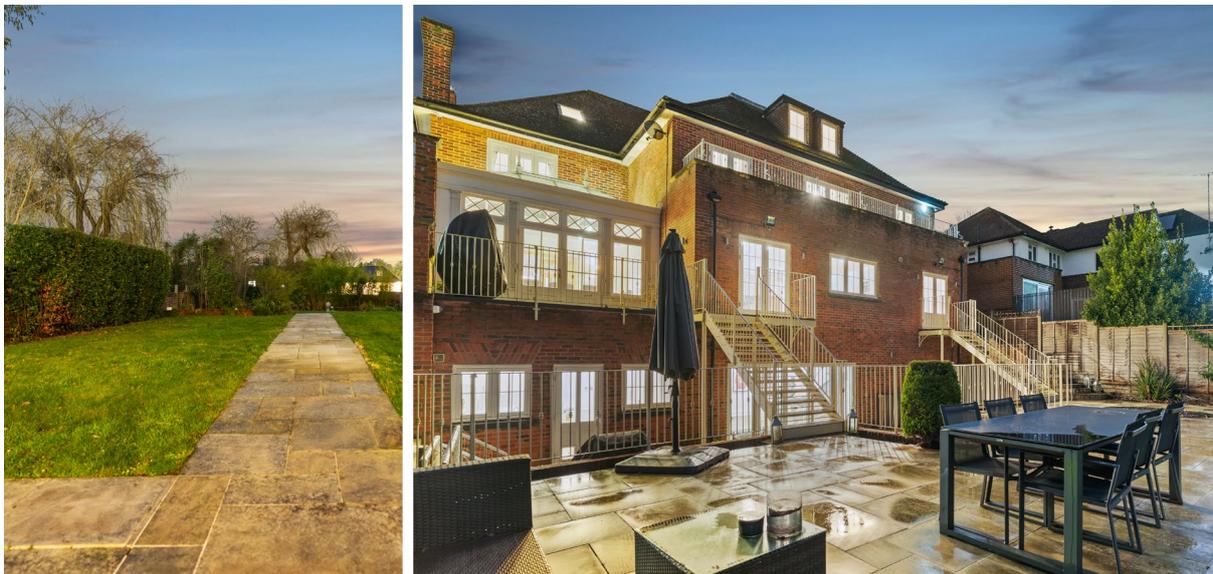


downstairs, the lower ground floor caters to fitness enthusiasts with a spacious gym area, complemented by a further bathroom and sauna. a convenient utility room houses essential appliances, ensuring seamless functionality throughout the home.

ascending to the first floor, one encounters a master suite fit for royalty, featuring a large walk-in wardrobe and a beautifully appointed ensuite bathroom.

the second floor of the property is sure to evoke envy, with three more ensuite bedrooms and ample storage space, catering even to the most discerning individuals with an affinity for fashion.





LOCATION:

lancaster avenue is situated in an enviable position, nestled within an established community with plenty of choices and opportunities for homeowners regardless of their situation.

commuters benefit from the close proximity of hadley wood br and cockfosters tube stations -therefore highly convenient for travel in and out of central london. new barnet br station is a similar distance in the opposite direction, taking in the great northern and thameslink services.

further transport links include easy access to the m1 and m25 motorways and the a1 and a10 main roads plus many bus routes travelling regularly to and from the area to a variety of locations. in terms of education there are many choices for all ages and types of students, with many primary and secondary schools within a short distance.

leisure facilities in the location of this property are also readily available, with new barnet leisure centre offering a selection of activities and events.

valuable information

EDUCATION:

primary schools:

- hadley wood primary school
(ofsted rated outstanding) 0.3 miles away
- monken hadley c of e primary school
(ofsted rated good) 1.3 miles away
- livingstone primary & nursery school
(ofsted rated good) 1.8 miles away

secondary schools:

- southgate school
(ofsted rated good) 2.2 miles away
- east barnet school
(ofsted rated good) 2.5 miles away
- queen elizabeth's girls school
(ofsted rated good) 2.5 miles away

TRANSPORTATION:

hadley wood overground station (southern railway) is 0.5 miles away with direct access to finsbury park station from under 20 minutes.



the southern railway (sr), sometimes shortened to 'southern', was a british railway company established in the 1923 grouping. it linked london with the channel ports, south west england, south coast resorts and kent. the railway was formed by the amalgamation of several smaller railway companies, the largest of which were the london & south western railway (lswr), the london, brighton and south coast railway (lb&scr) and the south eastern and chatham railway (se&cr). the construction of what was to become the southern railway began in 1838 with the opening of the london and southampton railway, which was renamed the london & south western railway.



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