



Willenhall Avenue, New Barnet, EN5 1JN
£3,000,000 Freehold Council Tax Band H

REAL ESTATES
Est.1981

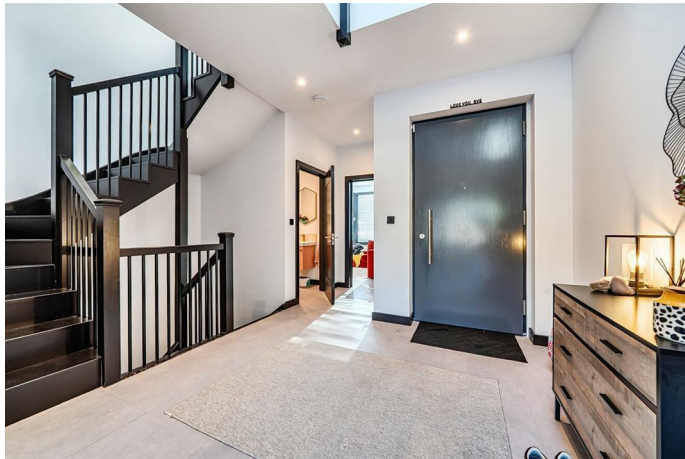
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An impressive and rare opportunity to purchase this contemporary home on Willenhall Avenue, Barnet, extending to approximately 4,212 sq. ft. and arranged over lower ground, ground, and first floors. Built less than five years ago, the property benefits from full building warranties.

Constructed in Germany to an exceptional standard with solid concrete floors throughout, the house offers outstanding insulation and soundproofing. The ground floor features a generous open-plan kitchen to the rear, two separate reception rooms, a utility room and guest cloakroom. The lower ground floor provides superb lifestyle space, including a fifth bedroom with en-suite, gym, cinema/games room and bar area. The first floor offers four large double bedrooms, all en-suite, and utility room. All bedrooms are fitted with built-in electric blinds and built in wardrobes.

Externally, the property enjoys an east-facing garden, gated driveway, EV charging point, and excellent energy efficiency with 12 solar panels and two battery storage units.

Ideally located close to Oakleigh Park Overground station, offering strong connectivity to wider train lines and Central London, and within easy reach of well-regarded local schools, this is a rare opportunity to acquire a high-specification, energy-efficient family home in a highly convenient Barnet location.

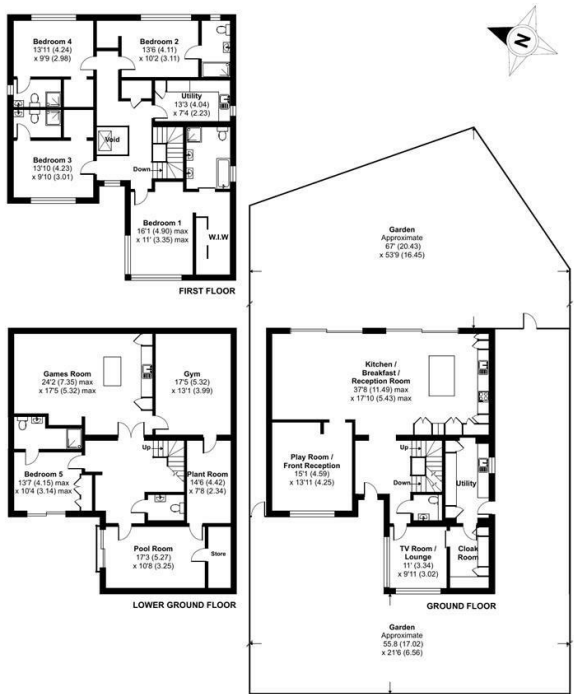




Willenhall Avenue, New Barnet, Barnet, EN5

Approximate Area = 4212 sq ft / 391.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Real Estates. REF: 1403710

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		94	95
A	B		
C	D		
E	F		
G			
Not energy efficient - higher running costs			



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