



22 Beech Hill, Barnet, EN4 0JP  
Per Month £5,250 Per Month Council Tax Band F

**REAL ESTATES**  
Est.1981

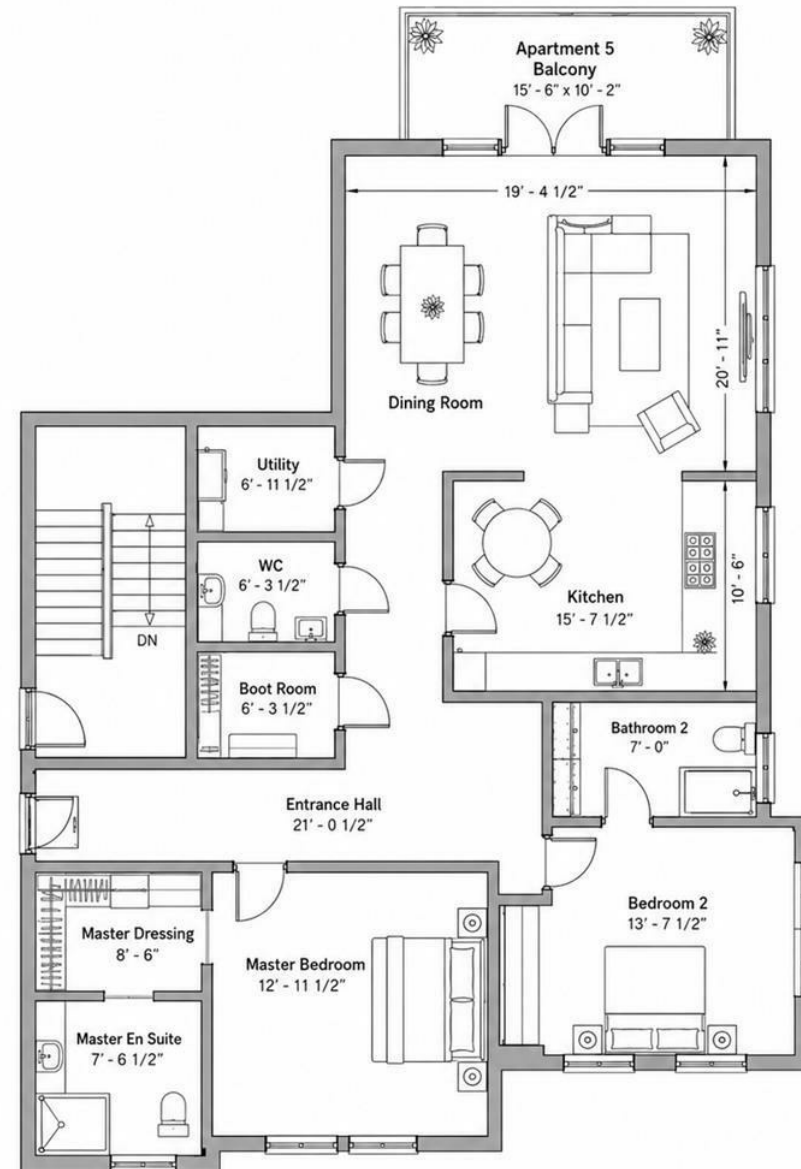
Estate Agents · Residential Sales · Investments · Lettings

**\*AVAILABLE NOW\*** Set within the exclusive Beech Hill Residence & Spa, this bespoke development offers five-star living with concierge service, landscaped gardens, indoor swimming pool, leisure and wellness facilities, and uninterrupted south-facing golf course views. 2 Bedroom, 2 Bathroom, Utility room with Large private terrace. Unfurnished

Further benefits include underfloor heating, comfort cooling, CCTV, mood lighting, individual lockable storage rooms with cold storage for grocery deliveries & lift with direct access to parking/spa level.

Conveniently located within easy reach of Hadley Wood mainline station. Cockfosters with its plethora of shops, cafes, restaurants & underground station (Piccadilly Line) is approximately 3 miles away, as is junction 24 of the M25, which provides a link to all major motorways & London airports.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**APARTMENT 5 – GREEN FLOOR PLAN**

Scale 1:50