



22 Beech Hill, Barnet, EN4 0JP

Per Calendar Month £5,995 Per Calendar 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			
A	92-100 kWh/m ² /yr	85	85
B	81-91 kWh/m ² /yr		
C	69-80 kWh/m ² /yr		
D	55-68 kWh/m ² /yr		
E	41-54 kWh/m ² /yr		
F	21-40 kWh/m ² /yr		
G	1-20 kWh/m ² /yr	After energy efficient - higher running costs	
EU Directive			

