LUMLEY
ESTATES

Troika

Barnet Road | Barnet | EN5 3LL

Troika

An exceptional and individually designed detached residence extending to approximately 9,301 sq. ft, arranged over four floors and offering an outstanding combination of luxurious living accommodation, leisure facilities and high-quality finishes. Set within secure gated grounds, this impressive modern home provides a level of accommodation rarely found in the area, with its superb indoor swimming pool and leisure complex being a particular highlight.

The property opens into a striking entrance hall, centred around an impressive feature staircase and providing access to the principal living spaces. The ground floor offers an excellent range of entertaining and family areas, including a generous double reception room, separate snug and formal dining room. To the rear is a beautifully appointed kitchen/breakfast room, complemented by a utility room, boot room and guest cloakroom.

Upstairs, the principal bedroom provides a luxurious private retreat, incorporating its own balcony, dressing room and a beautifully finished en suite bathroom with a statement freestanding bath. Four additional bedrooms are located on this floor, each benefiting from its own en suite facilities.

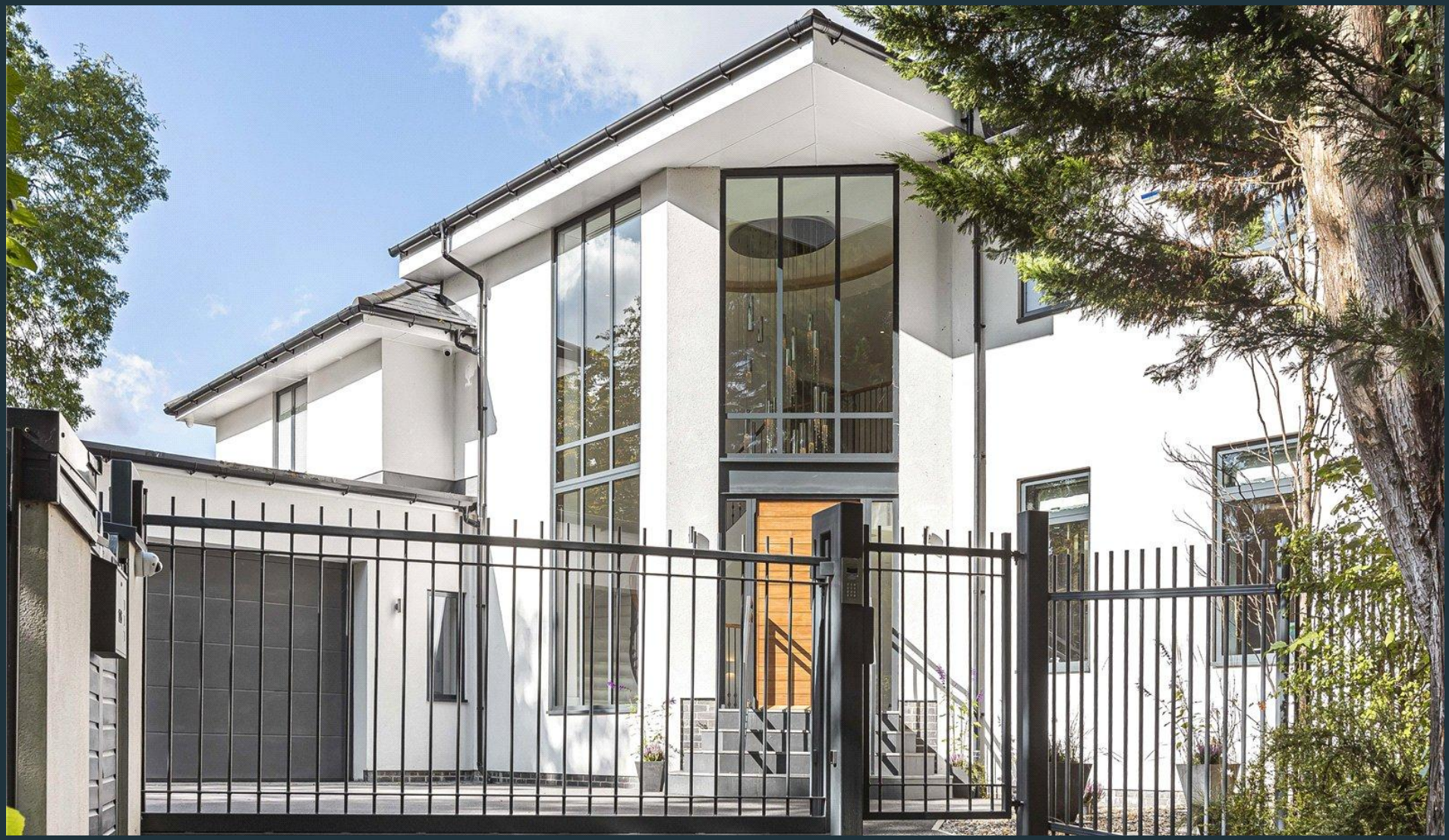
The lower ground floor is dedicated to leisure and entertaining, centred around an impressive indoor swimming pool with adjoining Jacuzzi and shower facilities. A dedicated leisure area and sunken terrace further enhance the space, while a substantial cinema room provides the perfect setting for relaxing and entertaining at home.

A further lower level provides additional versatile space, currently arranged to include a gymnasium and a separate wine or treatment room, offering considerable flexibility depending on the requirements of the new owner.

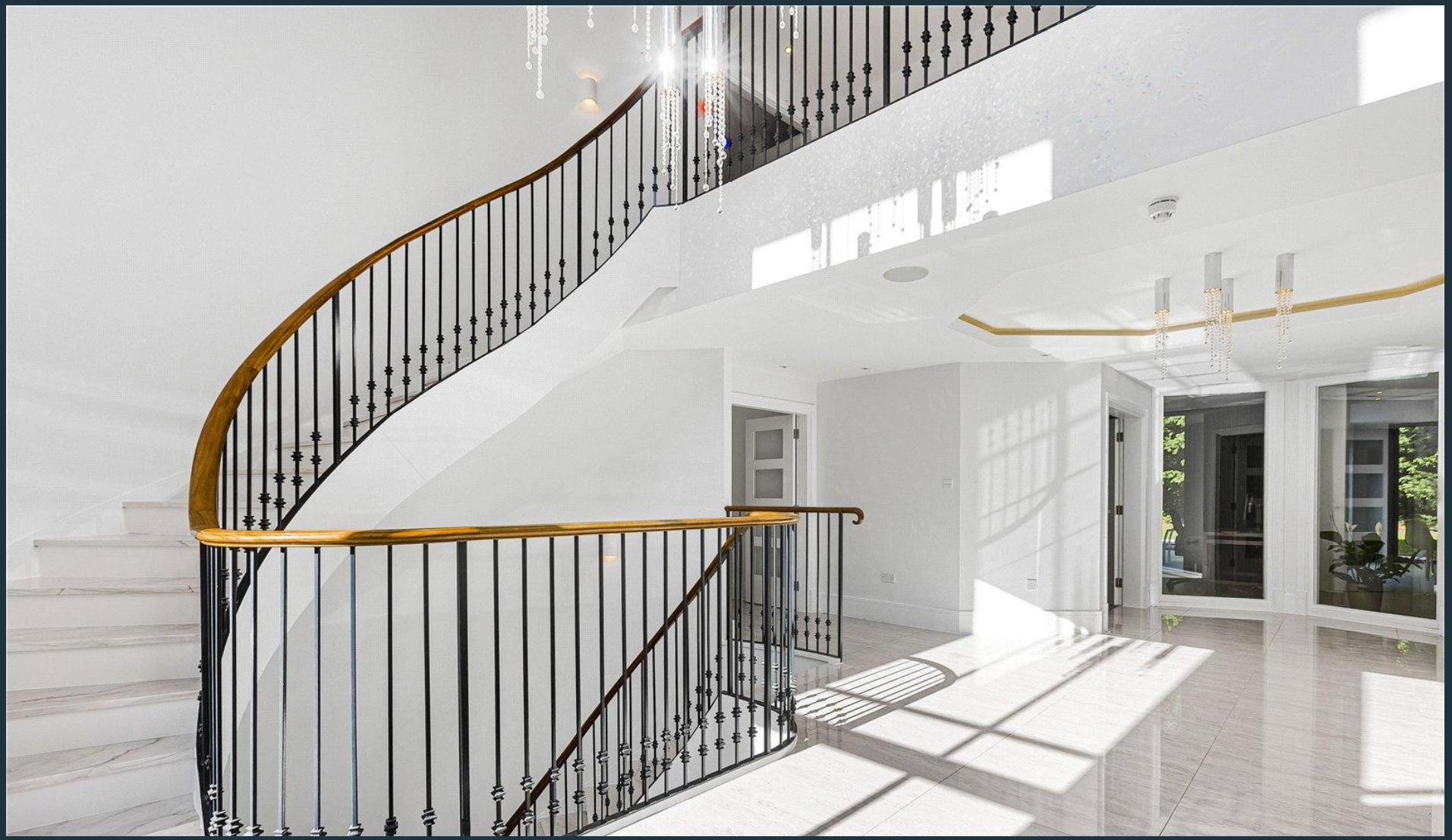
Outside, electronically gated access leads to a private driveway with ample parking and a double garage. The gardens have been thoughtfully landscaped, creating an attractive setting around the property and complementing the contemporary architecture.

The specification throughout is of an exceptionally high standard and includes underfloor heating, air conditioning and a Control4 integrated audio-visual system. The impressive staircase is finished in Polaris White marble, while the bespoke handmade Eggersmann kitchen features a rolled steel worktop and premium Miele appliances.

Viewing by appointment only.



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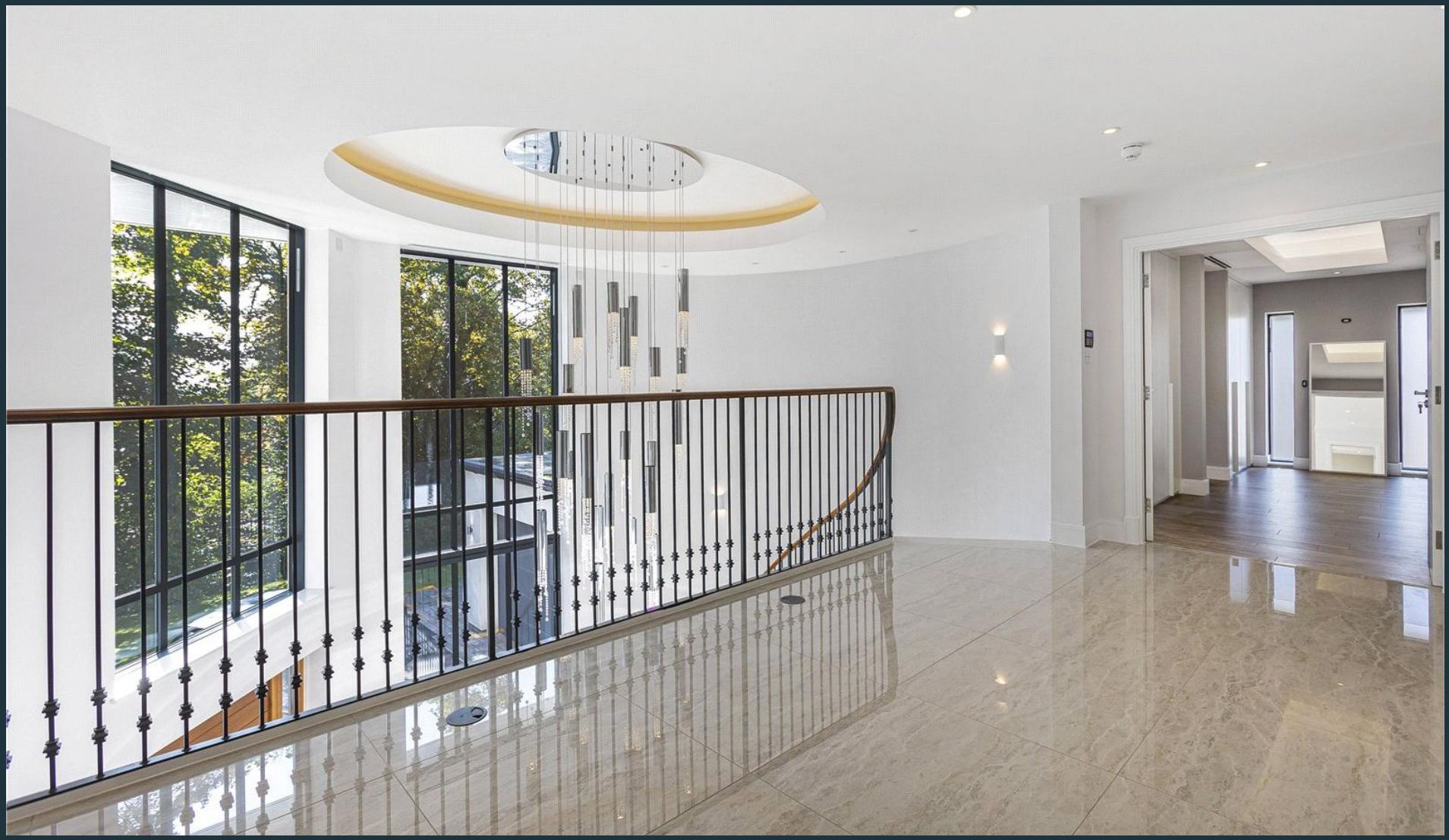
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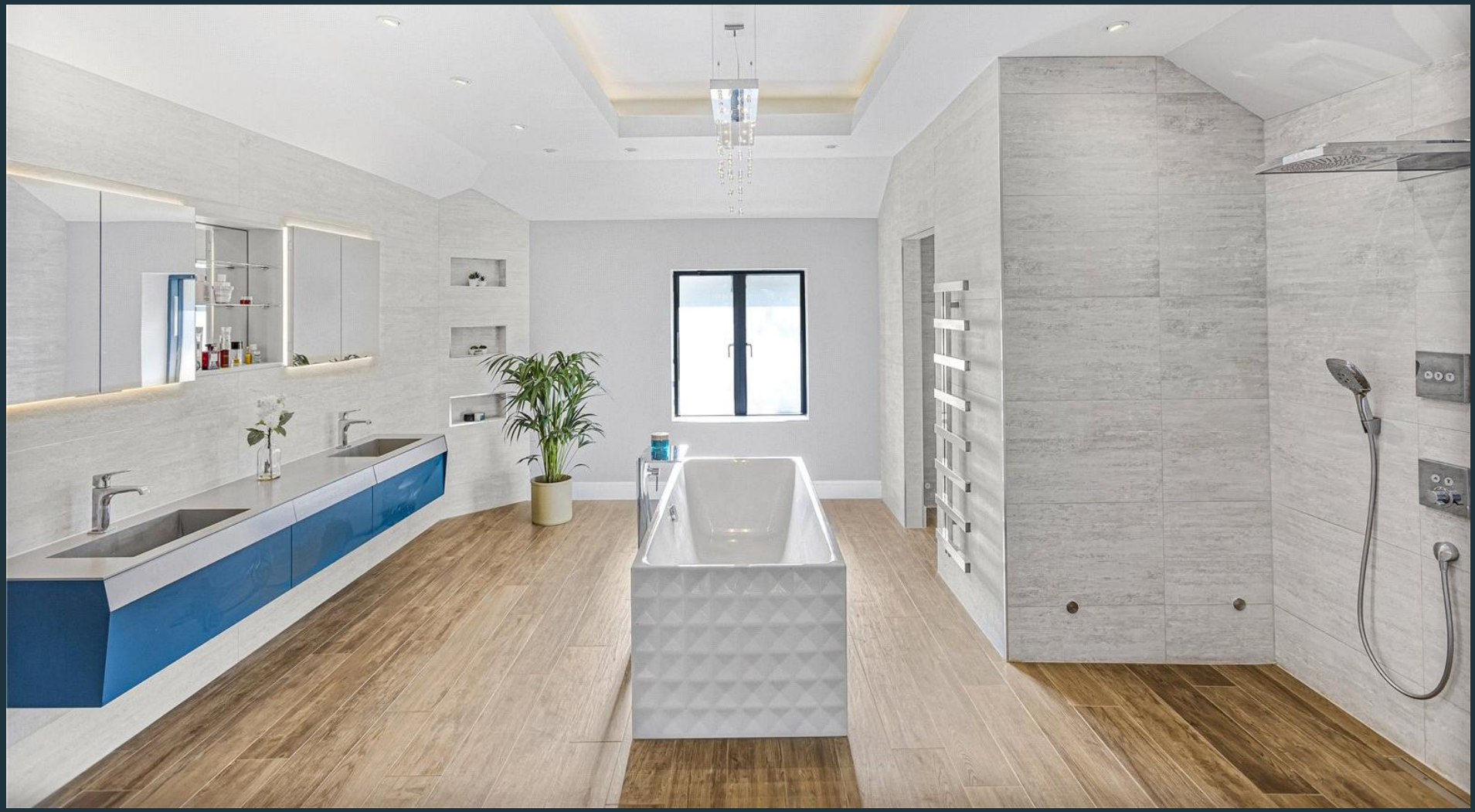
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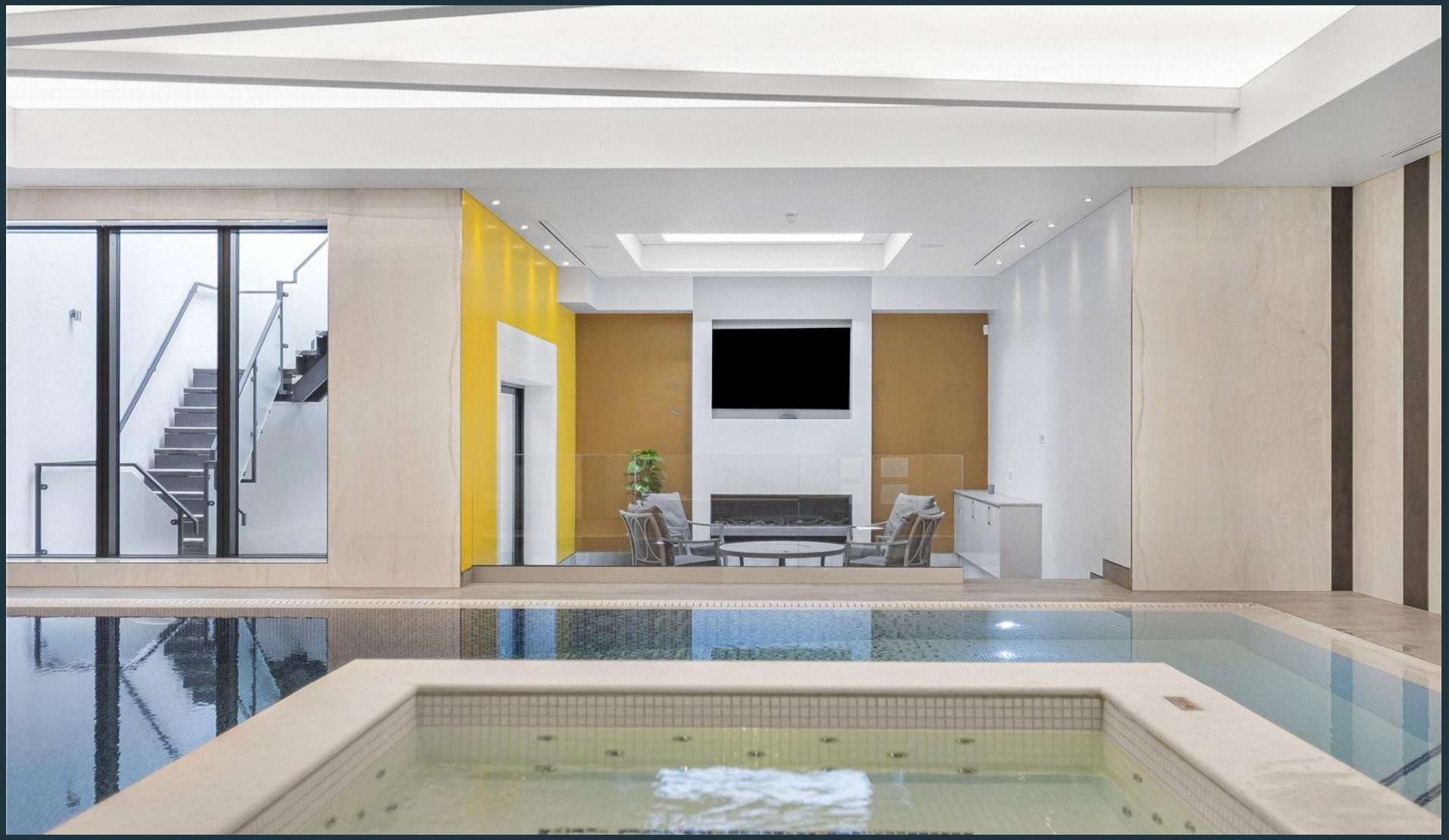
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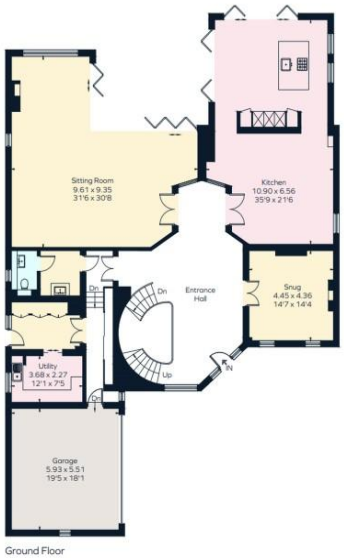
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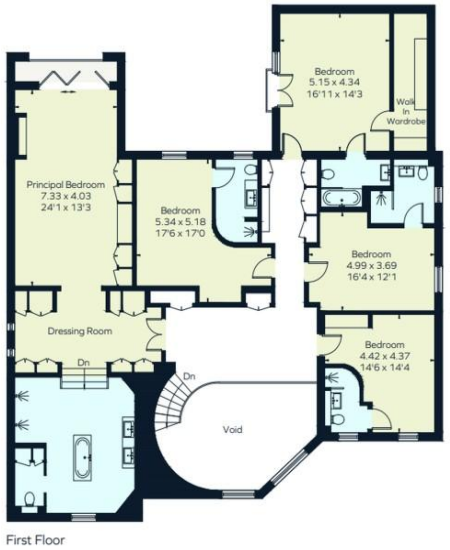
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FLOOR PLANS

PRINCIPAL ACCOMMODATION



GROUND FLOOR



FIRST FLOOR

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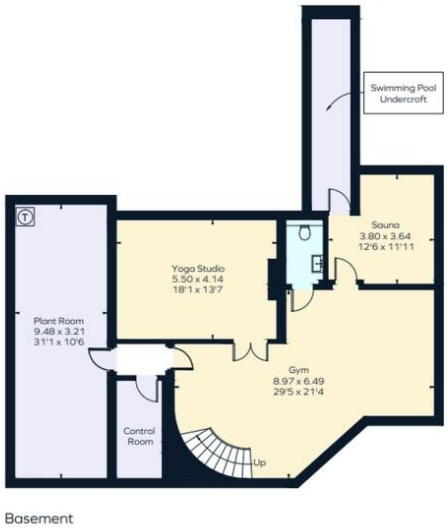
Floor plans are for identification purposes only. Measurements are approximate.

LOWER GROUND & BASEMENT

LEISURE & WELLNESS



LOWER GROUND FLOOR



BASEMENT

N

INDOOR SWIMMING POOL · JACUZZI · STEAM ROOM · SAUNA · GYM · YOGA STUDIO · CINEMA

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