

Shh

DISCREETLY MARKETED PROPERTY

PLEASE ENQUIRE FOR MORE INFORMATION

Nicholas Way, Northwood, HA6 2TS

Guide Price £6,500,000 Freehold

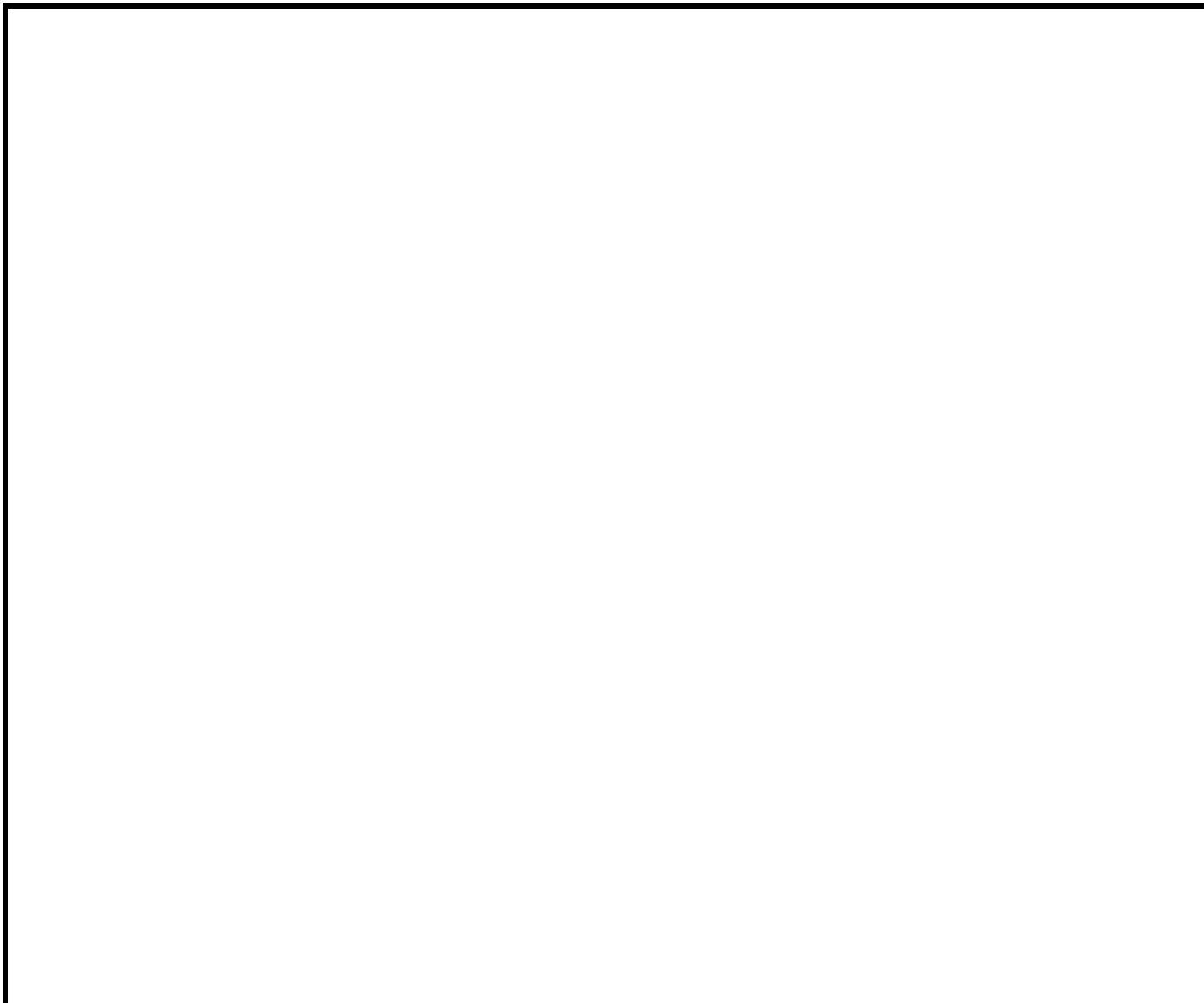


**KEY FEATURES:**

Discreet! Located on one of Northwood's exclusive estates. This remarkable residence offers just short of 10,000 square foot of luxury living space. With multiple reception areas, spacious bedrooms, and exceptional leisure facilities, this home is designed for both comfort and style. A beautifully landscaped garden provides privacy and scenic views, while the gated driveway offers secure parking. For those seeking a home of distinction, this property offers a rare opportunity in a highly sought-after setting.

Enquire for more details.

\*Map pin not actual location of home\*



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**HARROW NORTHWOOD & PINNER** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.