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Riverside

 sherrygreen
homes

SELLING AGENT

SITESALES



**MONTMORENCY
PARK**

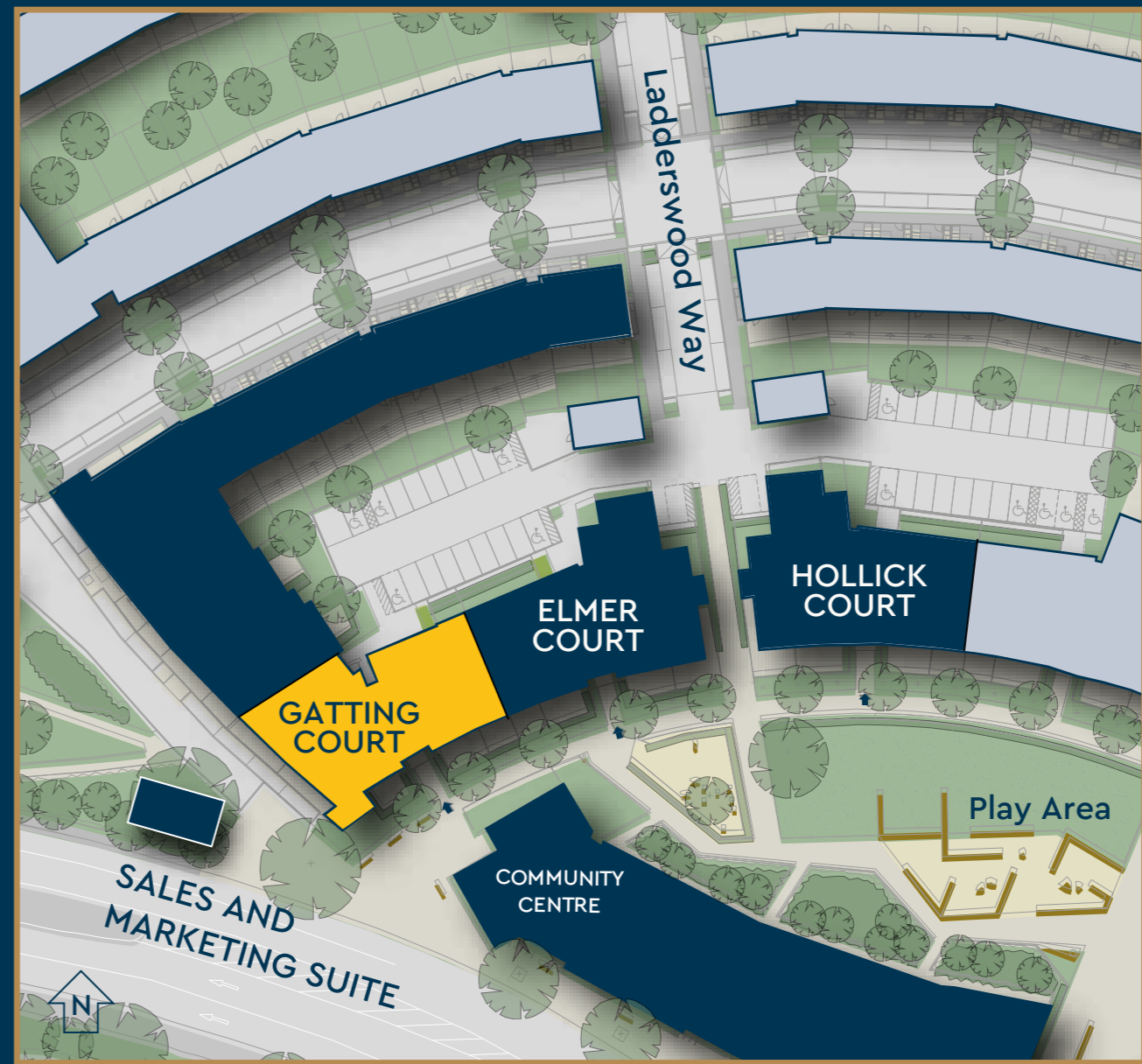
ARNOS GROVE □ LONDON N11

GATTING COURT

"When I want to grab a bite to eat with friends I head over to The Arnos Arms – a great pub up by Arnos Grove station that serves up amazing food!"



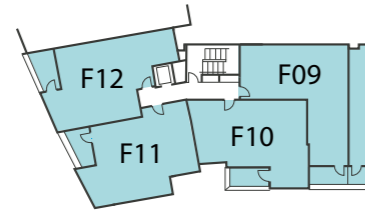
SITE PLAN



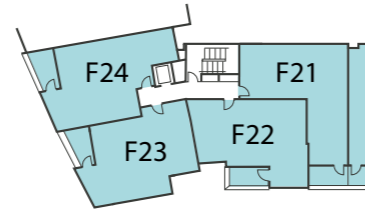
MONTMORENCY PARK

PLOT LOCATOR

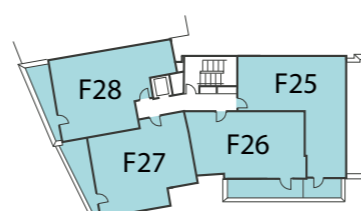
GATTING COURT



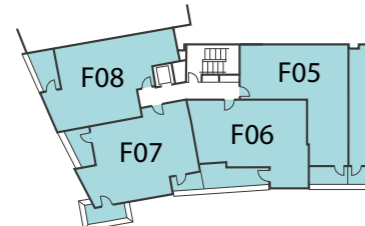
2ND FLOOR



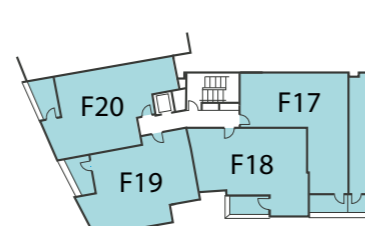
5TH FLOOR



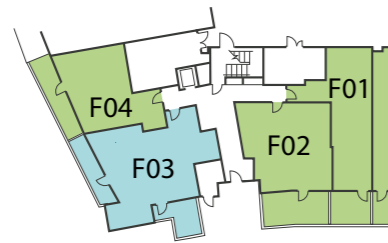
6TH FLOOR



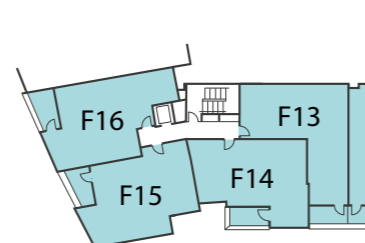
1ST FLOOR



4TH FLOOR

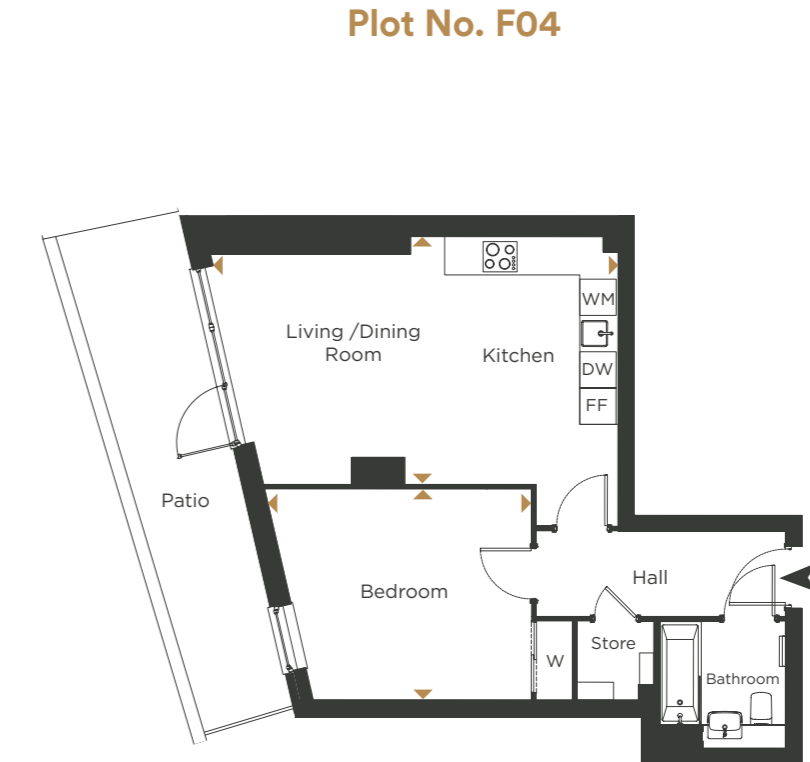


GROUND FLOOR



3RD FLOOR

- 1 bedroom apartments
- 2 bedroom apartments



Plot No. F04

DIMENSIONS

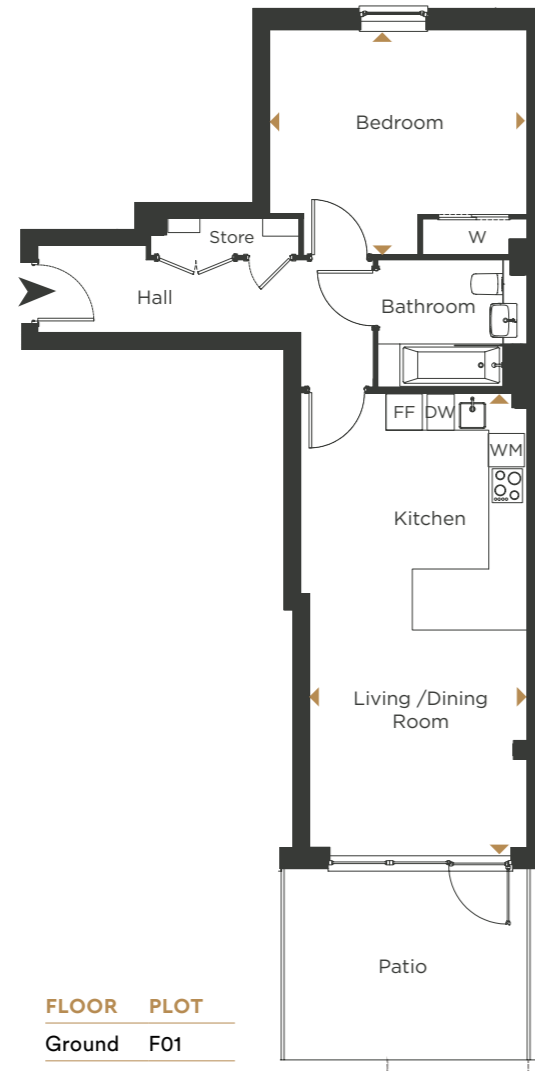
Living/Dining/ Kitchen	6.69m x 4.09m	21' 10" x 13' 4"
Bedroom	4.37m x 3.47m	14' 3" x 11' 4"
Total Area	54.1 m²	582 ft²
Balcony	8.25m x 1.74m	27' 0" x 5' 8"

FLOOR	PLOT
Ground	F04



- WM Washing Machine
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe

Plot No. F01



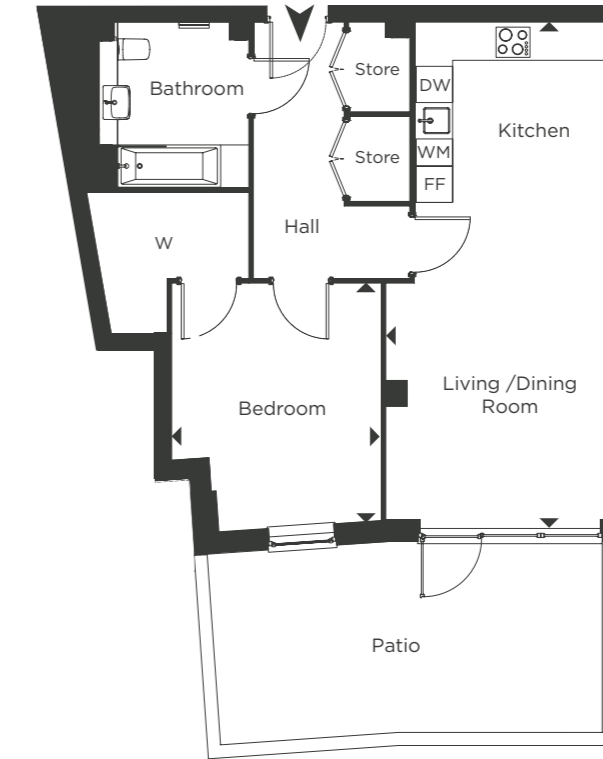
DIMENSIONS

Living/Dining/ Kitchen	7.52m x 3.40m	25' 7" x 11' 9"
Bedroom	4.30m x 3.70m	13' 11" x 12' 2"
Total Area	59.3 m²	638 ft²
Patio	4.00m x 3.16m	13' 1" x 10' 4"

FLOOR PLOT
Ground F01

- WM Washing Machine
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe

Plot No. F02



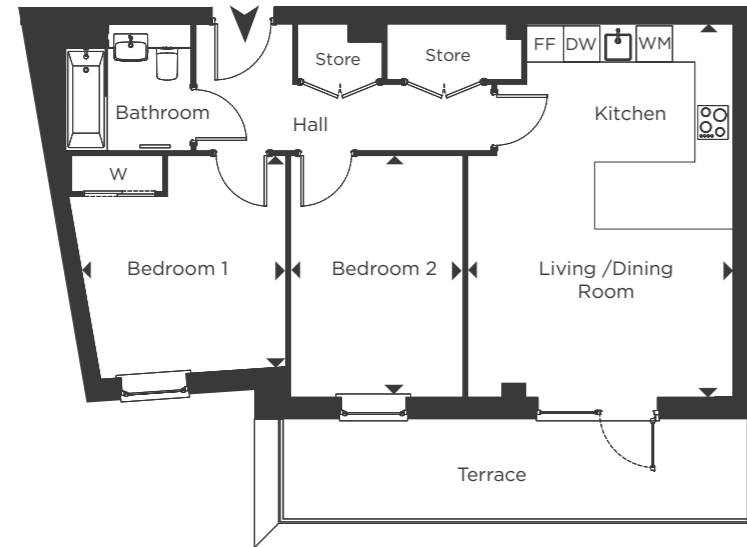
DIMENSIONS

Living/Dining/ Kitchen	8.20m x 3.80m	26' 11" x 12' 3"
Bedroom	3.90m x 3.50m	12' 11" x 11' 4"
Total Area	66.9 m²	717 ft²
Patio	6.30m x 3.20m	20' 8" x 10' 4"

FLOOR PLOT
Ground F02

- WM Washing Machine
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe

Plot No. F26



DIMENSIONS

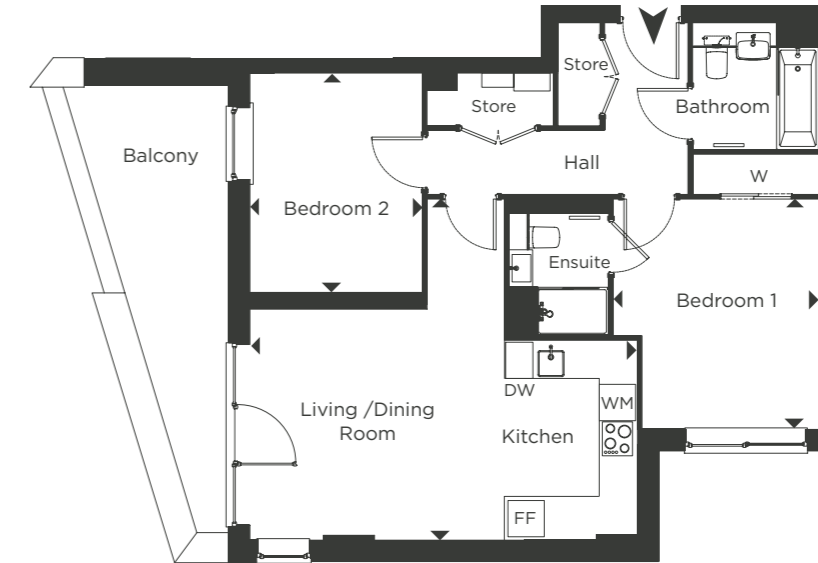
Living/Dining/ Kitchen	6.20m x 4.40m	20' 2" x 14' 4"
Bedroom 1	3.50m x 3.34m	11' 5" x 10' 11"
Bedroom 2	4.00m x 2.80	13' 0" x 9' 3"
Total Area	66.5 m²	716 ft²
Terrace	7.30m x 1.70m	24' 0" x 5' 7"

FLOOR PLOT
6th F26



- WM Washing Machine
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe

Plot No. F27



DIMENSIONS

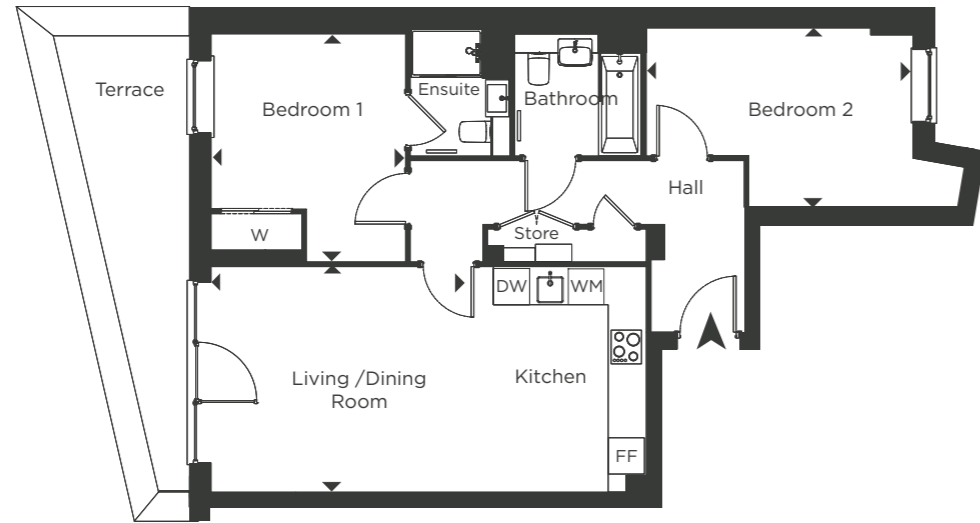
Living/Dining/ Kitchen	6.40m x 5.60m	20' 11" x 18' 5"
Bedroom 1	3.80m x 3.40m	12' 6" x 11' 2"
Bedroom 2	3.60m x 2.80m	11' 10" x 9' 4"
Total Area	71 m²	764 ft²
Terrace	7.40m x 2.50m	24' 2" x 8' 2"

FLOOR PLOT
6th F27



- WM Washing Machine
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe

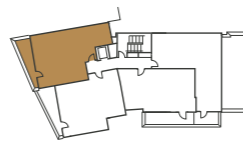
Plot No. F28



DIMENSIONS

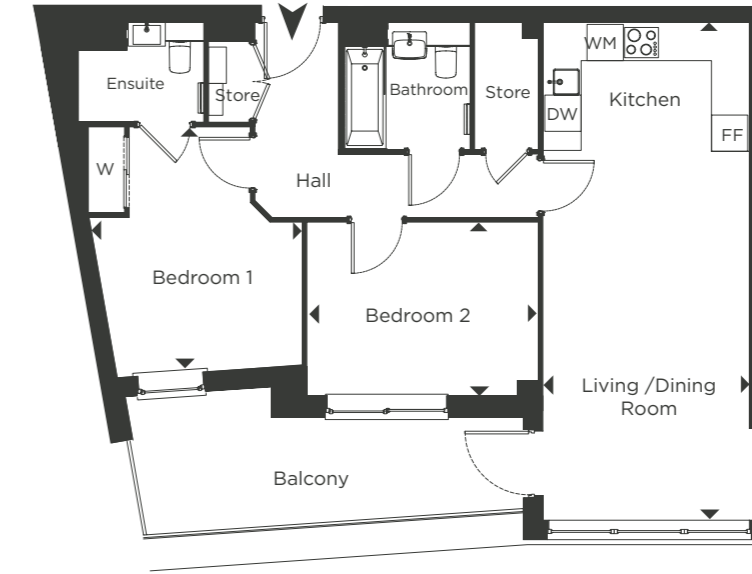
Living/Dining/ Kitchen	7.20m x 3.70m	23' 6" x 12' 2"
Bedroom 1	3.74m x 3.18m	12' 3" x 10' 5"
Bedroom 2	3.00m x 4.40m	9' 8" x 14' 5"
Total Area	72 m²	775 ft²
Terrace	7.50m x 2.14m	25' 8" x 7' 0"

FLOOR	PLOT
6th	F28



- WM Washing Machine
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe

Plot No's. F06, F10, F14, F18 & F22



DIMENSIONS

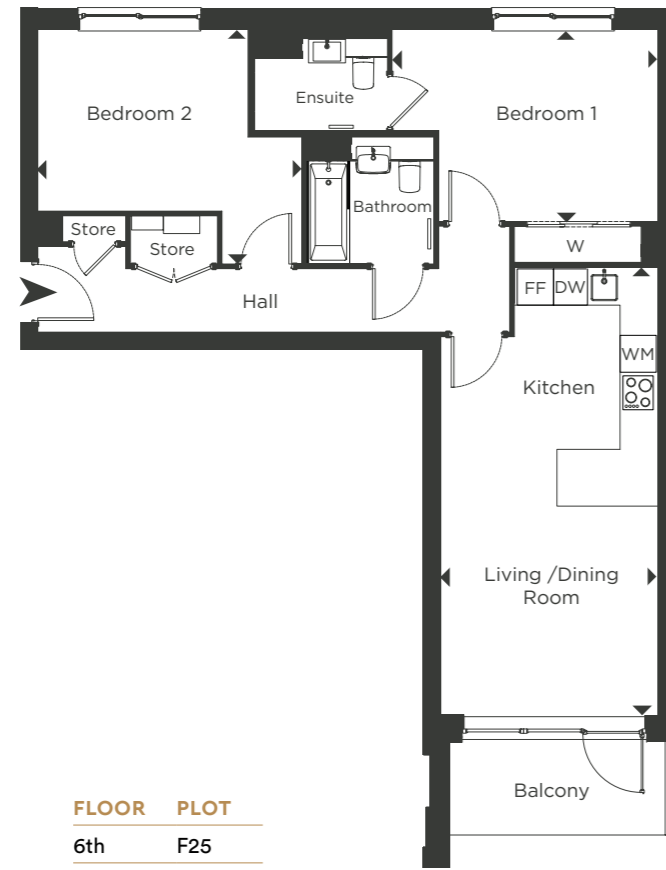
Living/Dining/ Kitchen	8.22m x 3.41m	26' 11" x 11' 2"
Bedroom 1	4.05m x 3.50m	13' 3" x 11' 4"
Bedroom 2	3.82m x 2.70m	12' 6" x 9' 4"
Total Area	73.1 m²	787 ft²
Balcony	6.32m x 1.70m	20' 8" x 6' 1"

FLOOR	PLOT
5th	F22
4th	F18
3rd	F14
2nd	F10
1st	F06



- WM Washing Machine
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe

Plot No's. F05, F09, F13, F17, F21 & F25



DIMENSIONS

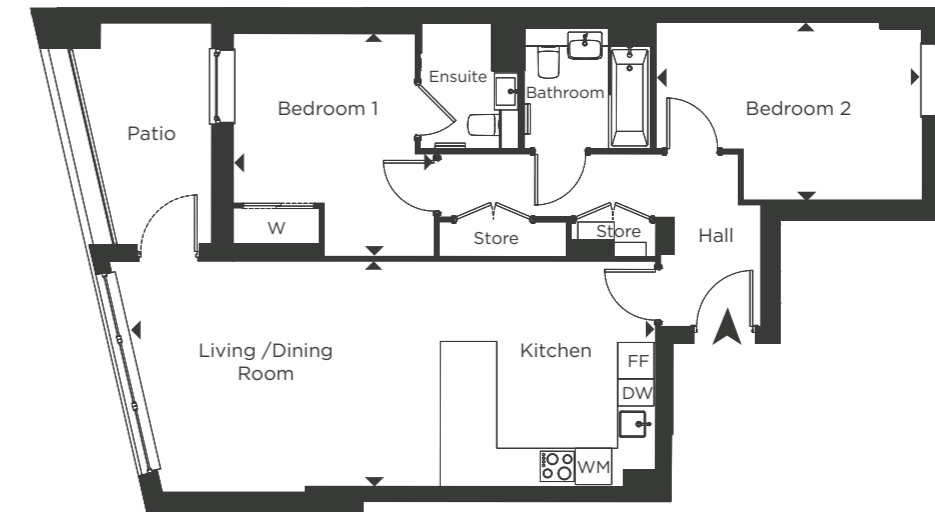
Living/Dining/ Kitchen	7.41m x 3.60m	24' 3" x 11' 9"
Bedroom 1	4.40m x 3.20m	14' 4" x 10' 4"
Bedroom 2	4.40m x 3.90m	14' 3" x 12' 8"
Total Area	74.4 m²	801 ft²
Balcony	1.64m x 3.60m	5' 5" x 11' 8"

FLOOR PLOT

6th	F25
5th	F21
4th	F17
3rd	F13
2nd	F09
1st	F05

- WM Washing Machine
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe

Plot No's. F08, F12, F16, F20 & F24



DIMENSIONS

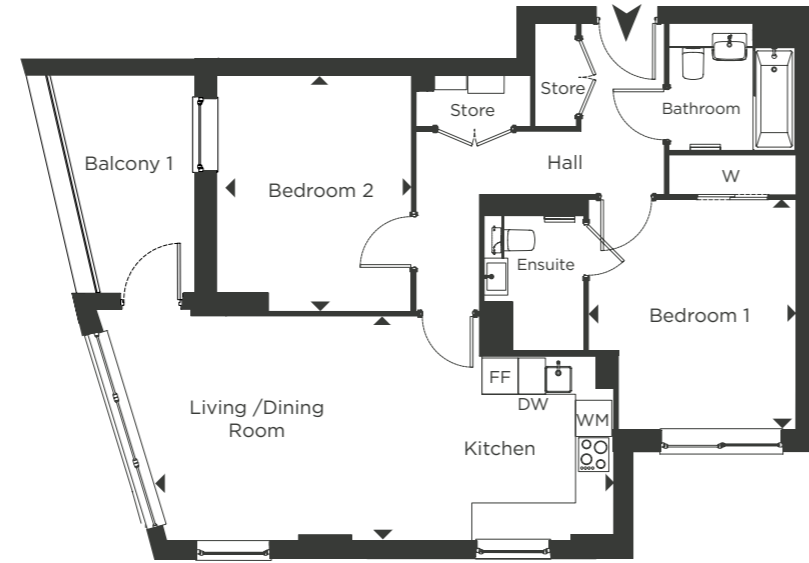
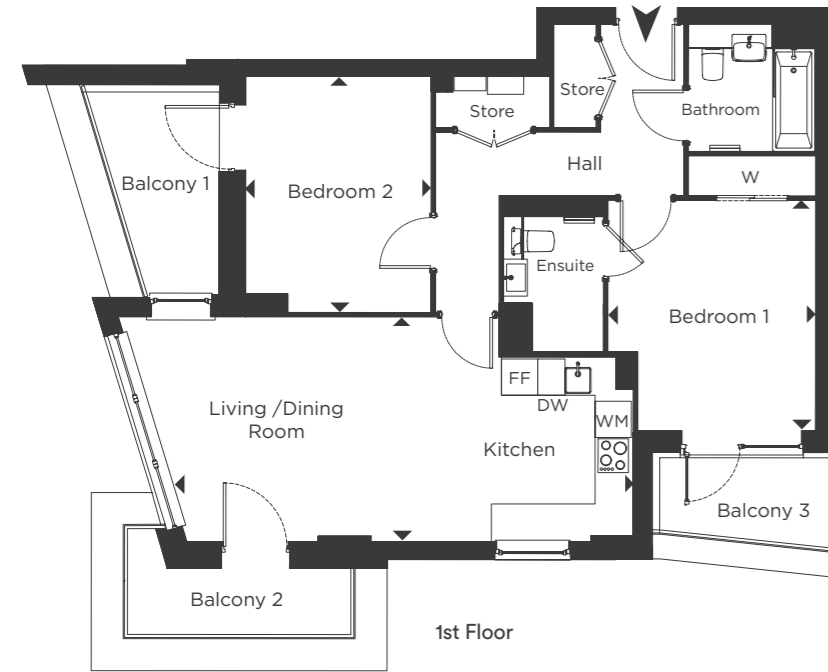
Living/Dining/ Kitchen	8.73m x 3.72m	28' 6" x 12' 2"
Bedroom 1	3.70m x 3.33m	12' 0" x 10' 10"
Bedroom 2	4.40m x 2.94m	14' 4" x 9' 7"
Total Area	75.6 m²	813 ft²
Balcony	3.70m x 2.40m	12' 0" x 7' 9"

FLOOR PLOT

5th	F24
4th	F20
3rd	F16
2nd	F12
1st	F08

- WM Washing Machine
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe

Plot No's. F07, F11, F15, F19 & F23



DIMENSIONS

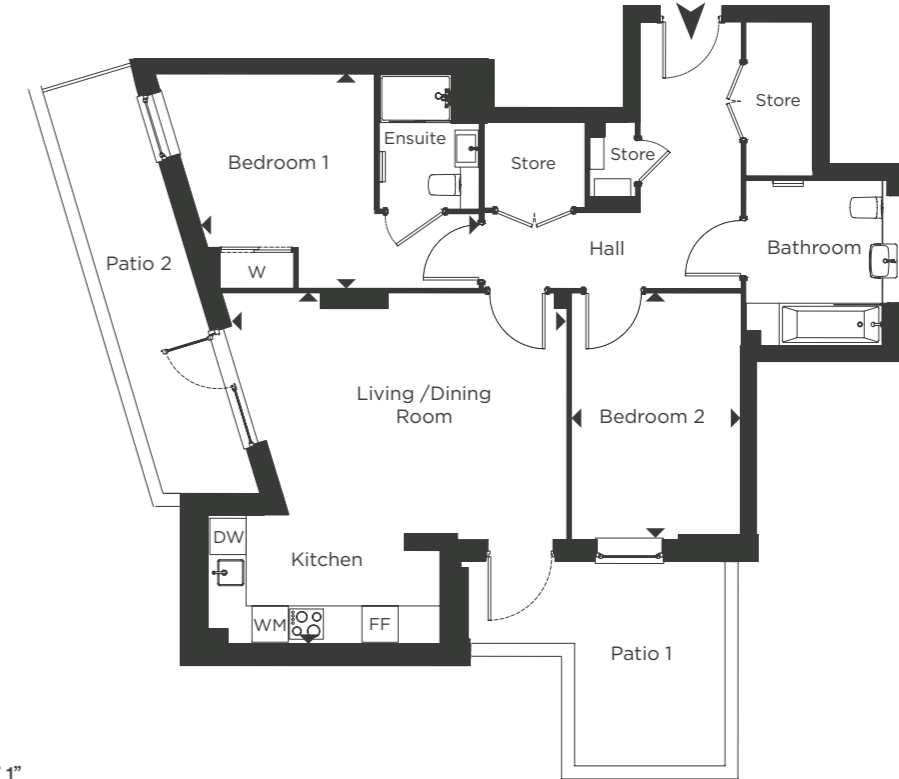
Living/Dining/ Kitchen	7.63m x 3.71m	24' 11" x 12' 2"
Bedroom 1	3.80m x 3.42m	12' 6" x 11' 2"
Bedroom 2	3.90m x 3.10m	12' 9" x 10' 0"
Total Area	76.5 m²	823 ft²
Balcony 1	3.51m x 2.30m	11' 6" x 7' 4"
Balcony 2	3.93m x 1.40m	12' 10" x 4' 7"
Balcony 3	2.94m x 1.60m	9' 7" x 5' 3"

FLOOR	PLOT
5th	F23
4th	F19
3rd	F15
2nd	F11
1st	F07



- WM Washing Machine
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe

Plot No. F03



DIMENSIONS

Living/Dining/ Kitchen	5.60m x 5.80m	19' 0" x 18' 1"
Bedroom 1	4.10m x 2.80m	13' 4" x 9' 2"
Bedroom 2	4.70m x 3.50m	15' 3" x 11' 7"
Total Area	82.6 m²	889 ft²
Patio 1	4.24m x 3.40m	13' 10" x 11' 1"
Patio 2	7.30m x 1.50m	23' 9" x 4' 11"

FLOOR	PLOT
Ground	F03



- WM Washing Machine
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe



KITCHEN

- Fully fitted satin finish kitchens with handleless wall units and soft close drawers
- Composite stone to work surfaces
- Composite stone to hob area
- Under mounted stainless steel sink with mixer tap
- Integrated brushed steel fan assisted electric oven with frameless ceramic hob and telescopic cooker hood
- Integrated dishwasher
- Integrated full height fridge freezer
- Integrated washer dryer
- Task lighting under wall units
- Built in recycle waste bin to cupboard

GENERAL

- Recessed LED down lights to reception, kitchen, Stainless steel door handles and fittings to internal doors
- Feature high square edged skirting
- Feature square edged architrave
- Fitted slide and store wardrobes with fitted shelving and lighting to master bedroom
- Resident lift to all floors
- Feature internal doors to apartments
- Wireless door bell
- Sprinkler system to individual apartments
- Balconies or terraces to all apartments (external finish varies across development)
- Communal entrance areas include feature tiled walls and feature floor up lighting

- Individual residents post boxes with security key to communal entrance areas
- Limited car parking available to some 2 & 3 bedroom apartments. High level wall mounted TV positions to most master bedrooms

BATHROOMS & EN-SUITES

- Contemporary white sanitary-ware
- Chrome heated towel rail
- Low level shower tray to en-suite with glass sliding door
- Glass bath screen
- En-suite basin incorporating vanity unit
- Mirrored vanity unit above sink
- Half height tiling to bathroom and en-suite with co-ordinating floor tiles

HEATING & COOLING

- MVHR extract ventilation system
- CHP heating system with smart monitor

FLOORING

- Wood effect flooring to kitchen, living, dining area and hallway
- Carpets to bedrooms



ELECTRICAL / LIGHTING

- Recessed LED down lights to reception, kitchen, hallway and bathrooms
- Pendant lighting to bedrooms
- External lighting to terraces and balconies
- Wiring for Sky/Sky+ to living room and master bedroom (subject to individual purchaser subscription)
- High level wall mounted TV positions to most master bedrooms

SECURITY

- Video / audio security door entrance system
- Apartment entry doors with multi point locking
- Communal doors fully automated via key fob to include bike and bin stores

MAKE YOURSELF

Comfortable



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