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**montmorencypark.co.uk**

BROUGHT TO YOU BY  
**One Housing**  Part of  
Riverside

 sherrygreen  
homes

SELLING AGENT  
 SITESALES



**MONTMORENCY  
PARK**

ARNOS GROVE □ LONDON N11

**HOLICK 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!"





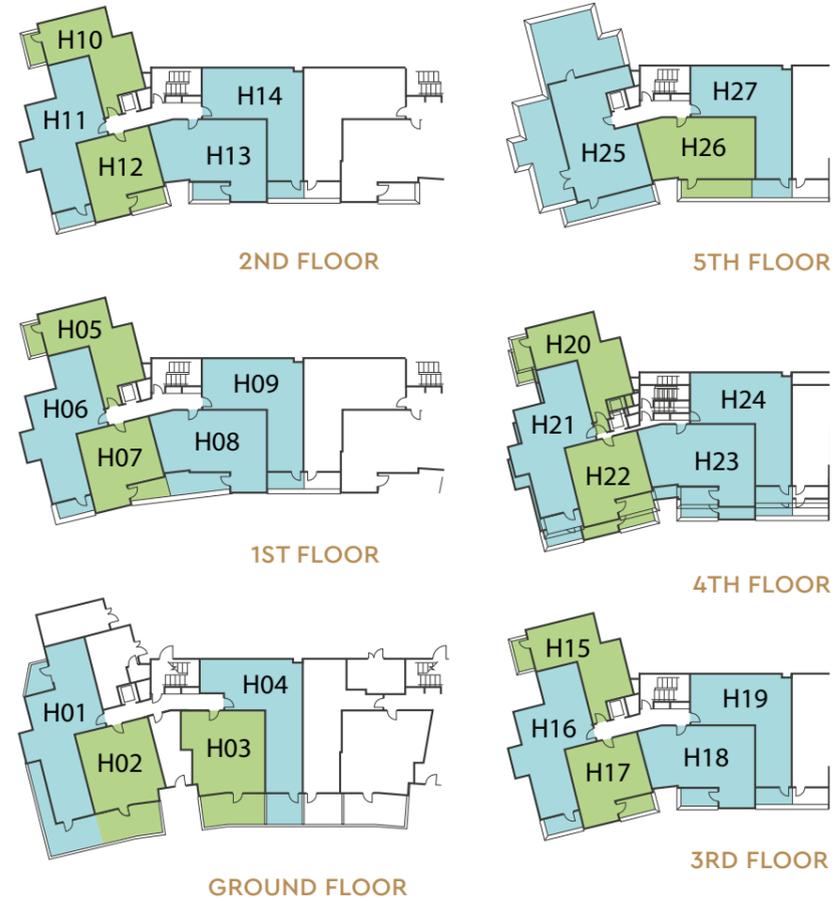
# SITE PLAN



# MONTMORENCY PARK

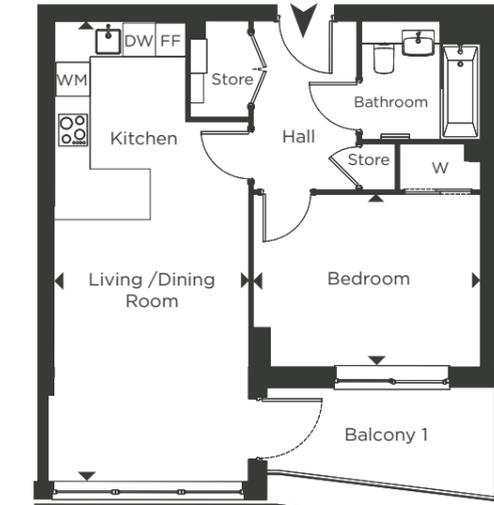
# PLOT LOCATOR

## HOLLICK COURT



- 1 bedroom apartments
- 2 bedroom apartments

### Plot No's. H07, H12, H17 & H22



Balcony 2 - Variant Balcony on upper floors

#### DIMENSIONS

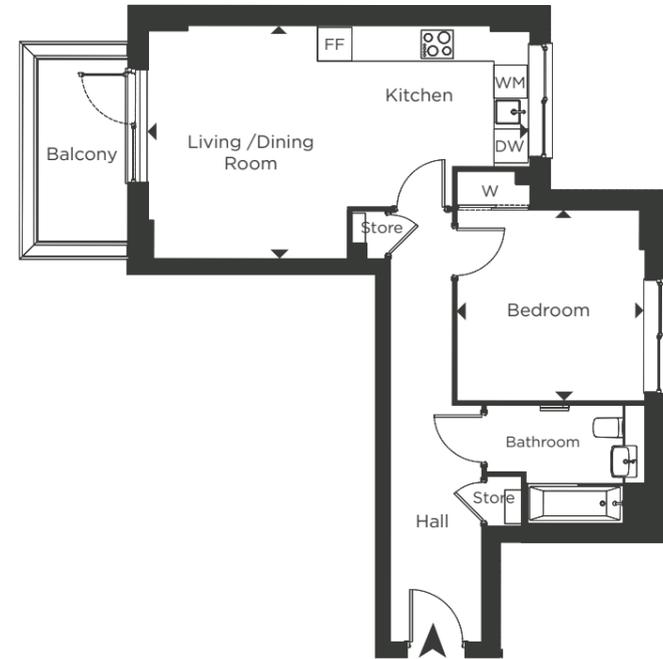
Living/Dining/Kitchen	8.14m x 3.40m	26' 7" x 11' 2"
Bedroom	4.00m x 3.05m	13' 0" x 10' 0"
<b>Total Area</b>	<b>53 m<sup>2</sup></b>	<b>570 ft<sup>2</sup></b>
Balcony 1	4.01m x 1.93m	13' 2" x 6' 2"
Balcony 2	3.70m x 1.70m	12' 2" x 5' 7"

FLOOR	PLOT
4th	H22
3rd	H17
2nd	H12
1st	H07



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

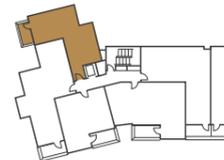
Plot No's. H05, H10, H15 & H20



DIMENSIONS

Living/Dining/ Kitchen	6.70m x 4.12m	21' 11" x 13' 6"
Bedroom	3.40m x 3.30m	11' 0" x 10' 9"
<b>Total Area</b>	<b>53.7 m<sup>2</sup></b>	<b>578 ft<sup>2</sup></b>
Balcony	3.30m x 1.60m	10' 7" x 5' 3"

FLOOR	PLOT
4th	H20
3rd	H15
2nd	H10
1st	H05



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

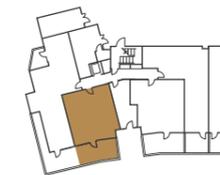
Plot No. H02



DIMENSIONS

Living/Dining/ Kitchen	8.14m x 3.70m	26' 7" x 12' 2"
Bedroom	4.40m x 3.70m	14' 3" x 12' 1"
<b>Total Area</b>	<b>61 m<sup>2</sup></b>	<b>656 ft<sup>2</sup></b>
Patio	6.40m x 3.20m	20' 10" x 10' 4"

FLOOR	PLOT
Ground	H02



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

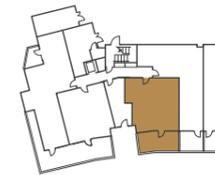
Plot No. H03



DIMENSIONS

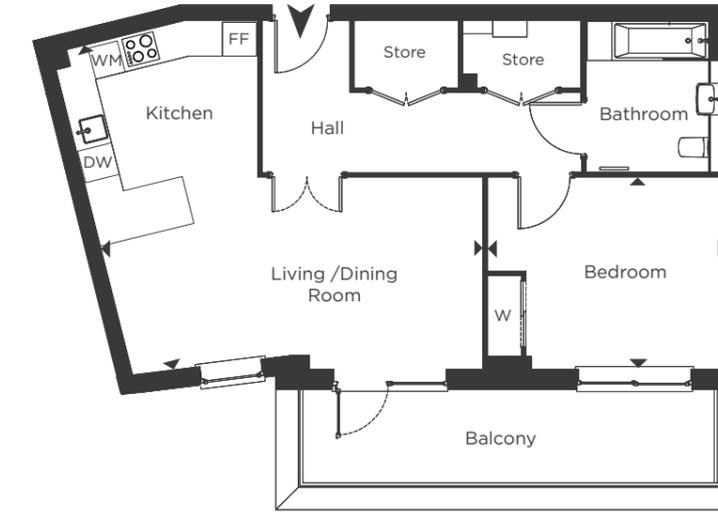
Living/Dining/ Kitchen	8.22m x 3.40m	26' 11" x 11' 2"
Bedroom	4.70m x 3.80m	15' 3" x 12' 5"
<b>Total Area</b>	<b>64.7 m<sup>2</sup></b>	<b>696 ft<sup>2</sup></b>
Patio	6.12m x 3.20m	20' 0" x 10' 4"

FLOOR PLOT  
Ground H03



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

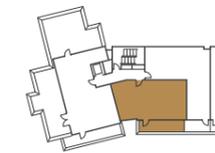
Plot No. H26



DIMENSIONS

Living/Dining/ Kitchen	6.80m x 6.00m	22' 3" x 19' 8"
Bedroom	4.20m x 3.40m	13' 8" x 11' 1"
<b>Total Area</b>	<b>68.4 m<sup>2</sup></b>	<b>736 ft<sup>2</sup></b>
Balcony	7.30m x 1.73m	23' 10" x 5' 8"

FLOOR PLOT  
5th H26



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

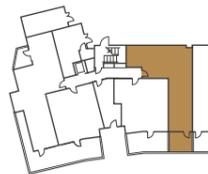
Plot No. H04



DIMENSIONS

Living/Dining/ Kitchen	7.40m x 3.60m	24' 2" x 11' 9"
Bedroom 1	3.90m x 3.70m	12' 8" x 12' 0"
Bedroom 2	4.40m x 3.50m	14' 3" x 11' 5"
<b>Total Area</b>	<b>53.7 m<sup>2</sup></b>	<b>578 ft<sup>2</sup></b>
Patio	4.30m x 3.20m	13' 11" x 10' 4"

FLOOR	PLOT
Ground	H04



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

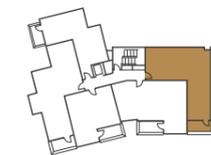
Plot No's. H09, H14, H19, H24 & H27



DIMENSIONS

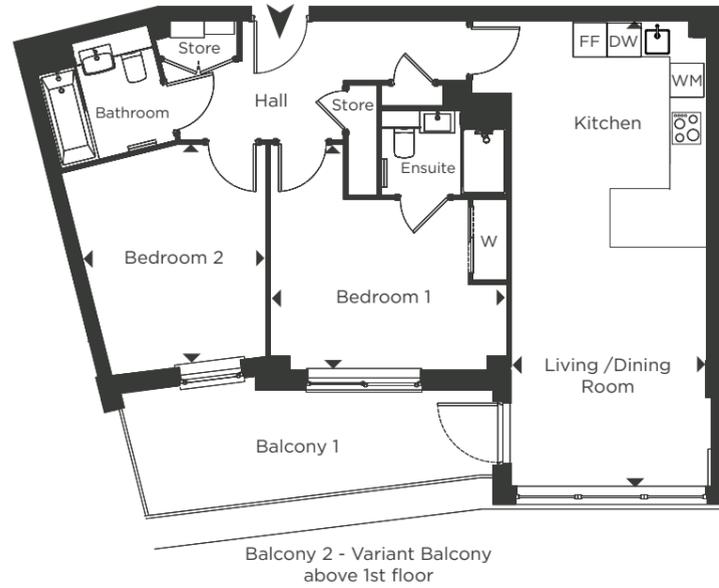
Living/Dining/ Kitchen	7.40m x 3.60m	24' 1" x 11' 9"
Bedroom 1	4.40m x 3.20m	14' 4" x 10' 4"
Bedroom 2	4.40m x 3.90m	14' 4" x 12' 8"
<b>Total Area</b>	<b>74.2 m<sup>2</sup></b>	<b>798 ft<sup>2</sup></b>
Balcony	3.60m x 1.70m	11' 8" x 5' 6"

FLOOR	PLOT
5th	H27
4th	H24
3rd	H19
2nd	H14
1st	H09



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

Plot No's. H08, H13, H18 & H23



DIMENSIONS

Living/Dining/ Kitchen	8.20m x 3.40m	26' 11" x 11' 2"
Bedroom 1	4.14m x 4.00m	13' 6" x 13' 0"
Bedroom 2	4.00m x 3.20m	12' 11" x 10' 5"
<b>Total Area</b>	<b>75.5 m<sup>2</sup></b>	<b>812 ft<sup>2</sup></b>
Balcony 1	6.30m x 2.10m	20' 6" x 6' 9"
Balcony 2	3.80m x 1.70m	12' 4" x 5' 8"

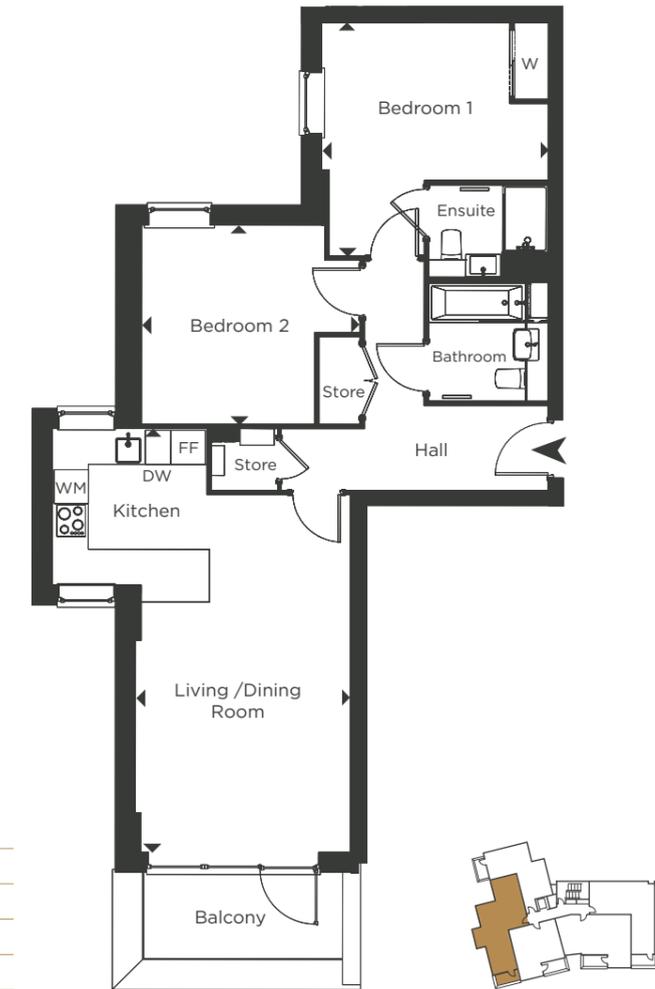
FLOOR PLOT

4th	H23
3rd	H18
2nd	H13
1st	H08



WM	Washing Machine
FF	Fridge/Freezer
DW	Dishwasher
W	Wardrobe

Plot No's. H06, H11, H16 & H21

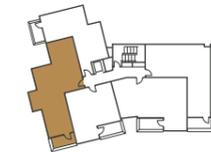


DIMENSIONS

Living/Dining/ Kitchen	7.50m x 3.80m	24' 6" x 12' 4"
Bedroom 1	4.00m x 4.13m	13' 0" x 13' 6"
Bedroom 2	3.80m x 3.50m	12' 6" x 11' 6"
<b>Total Area</b>	<b>76 m<sup>2</sup></b>	<b>818 ft<sup>2</sup></b>
Balcony	3.50m x 1.54m	11' 6" x 5' 1"

FLOOR PLOT

4th	H21
3rd	H16
2nd	H11
1st	H06



WM	Washing Machine
FF	Fridge/Freezer
DW	Dishwasher
W	Wardrobe

Plot No. H25



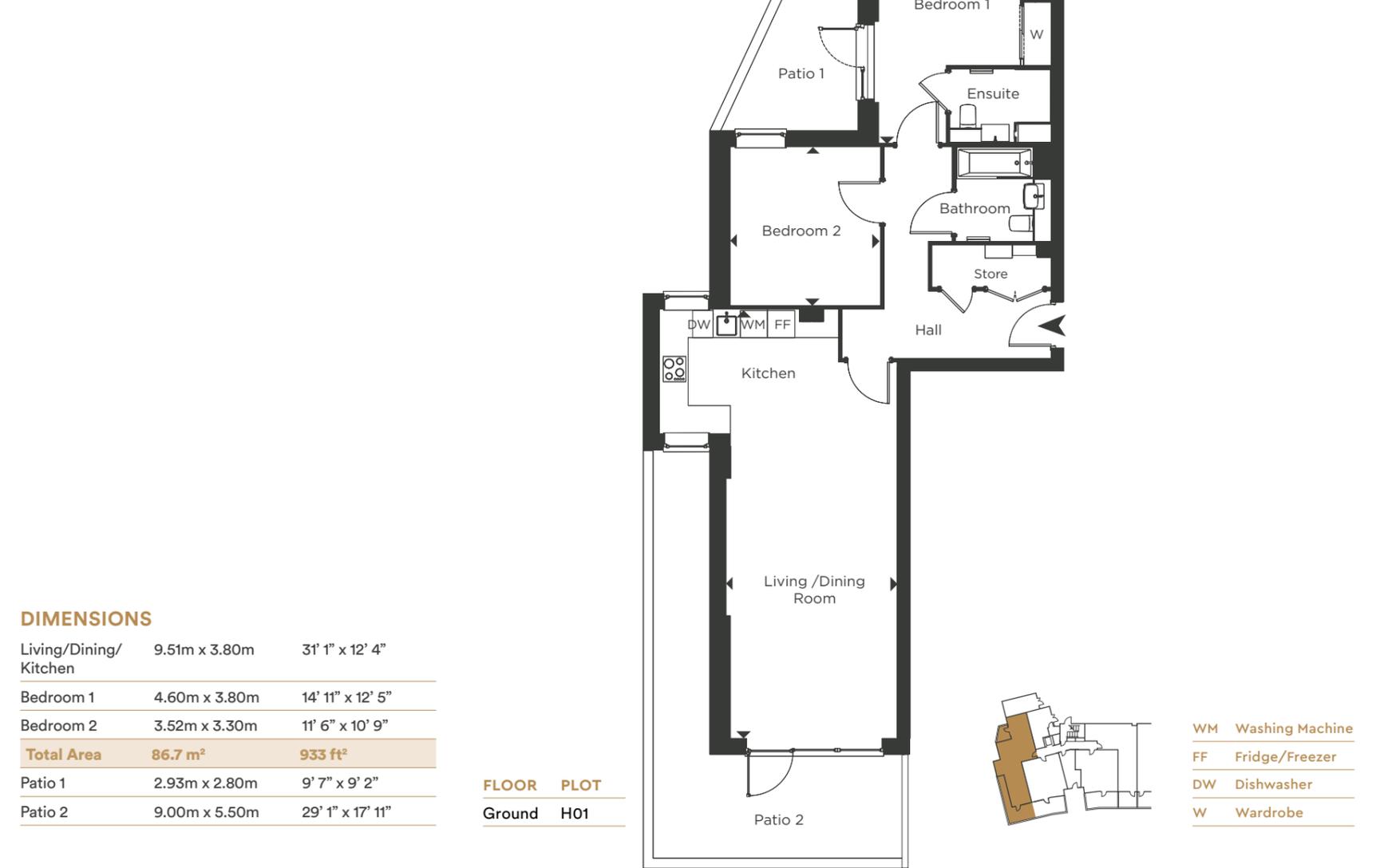
**DIMENSIONS**

Living/Dining/ Kitchen	7.60m x 4.43m	24' 10" x 14' 6"
Bedroom 1	5.20m x 3.40m	16' 11" x 11' 1"
Bedroom 2	4.12m x 3.90m	13' 5" x 12' 9"
<b>Total Area</b>	<b>82.3m<sup>2</sup></b>	<b>886 ft<sup>2</sup></b>
Terrace 1	8.50m x 6.50m	27' 8" x 21' 3"
Terrace 2	10.80m x 5.00m	35' 5" x 16' 1"
Terrace 3	9.40m x 1.70m	30' 7" x 5' 7"

**FLOOR PLOT**  
**5th H25**

WM Washing Machine  
FF Fridge/Freezer  
DW Dishwasher  
W Wardrobe

Plot No. H01



**DIMENSIONS**

Living/Dining/ Kitchen	9.51m x 3.80m	31' 1" x 12' 4"
Bedroom 1	4.60m x 3.80m	14' 11" x 12' 5"
Bedroom 2	3.52m x 3.30m	11' 6" x 10' 9"
<b>Total Area</b>	<b>86.7 m<sup>2</sup></b>	<b>933 ft<sup>2</sup></b>
Patio 1	2.93m x 2.80m	9' 7" x 9' 2"
Patio 2	9.00m x 5.50m	29' 1" x 17' 11"

**FLOOR PLOT**  
**Ground H01**

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

## PLOTS H.25

- External plus sockets and taps to large terrace areas
- Feature radiators to living area
- Feature kitchen island

MAKE YOURSELF

*Comfortable*



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