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One Housing  Part of
Riverside

 sherrygreen
homes

SELLING AGENT
 SITESALES



**MONTMORENCY
PARK**

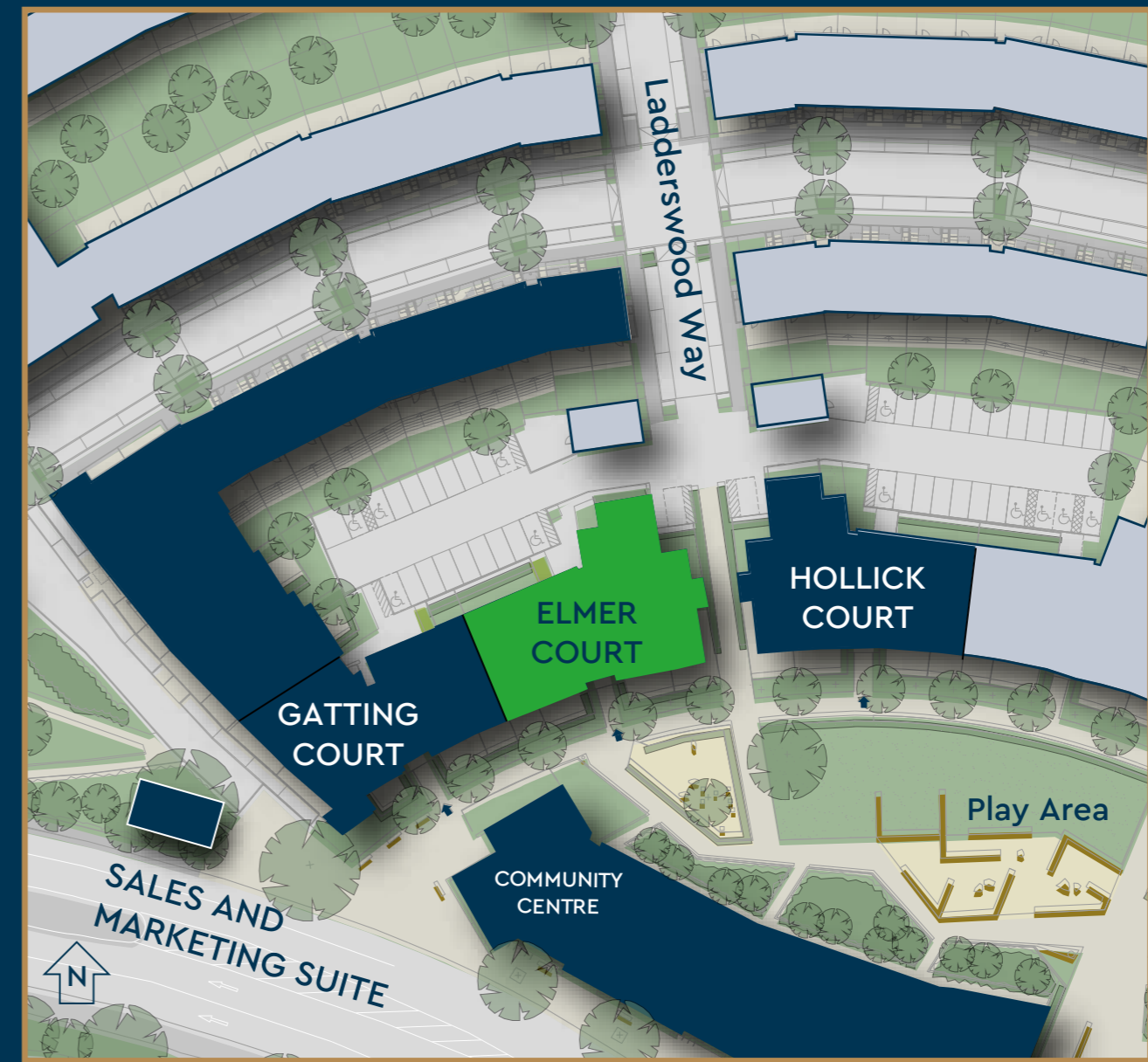
ARNOS GROVE □ LONDON N11

ELMER 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

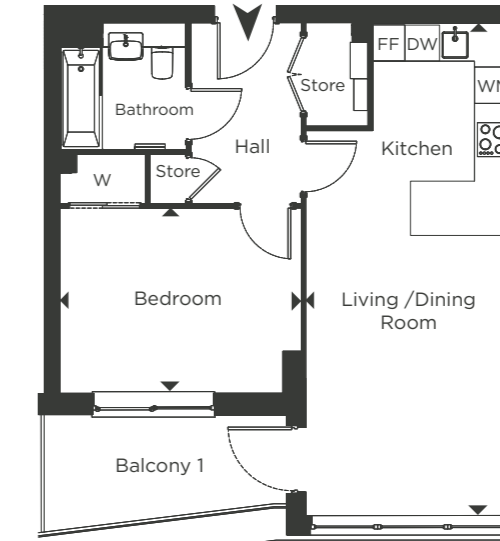
PLOT LOCATOR

ELMER COURT



- 1 bedroom apartments
- 2 bedroom apartments

Plot No's. G07, G12, G17 & G22

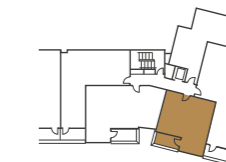


Balcony 2 - Variant Balcony on upper floors

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"
Total Area	53 m²	570 ft²
Balcony 1	4.01m x 1.93m	13' 1" x 6' 4"
Balcony 2	3.70m x 1.70m	12' 2" x 5' 7"

FLOOR	PLOT
4th	G22
3rd	G17
2nd	G12
1st	G07



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

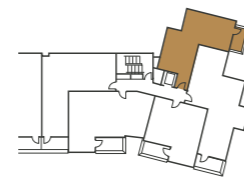
Plot No's. G05, G10, G15 & G20,



DIMENSIONS

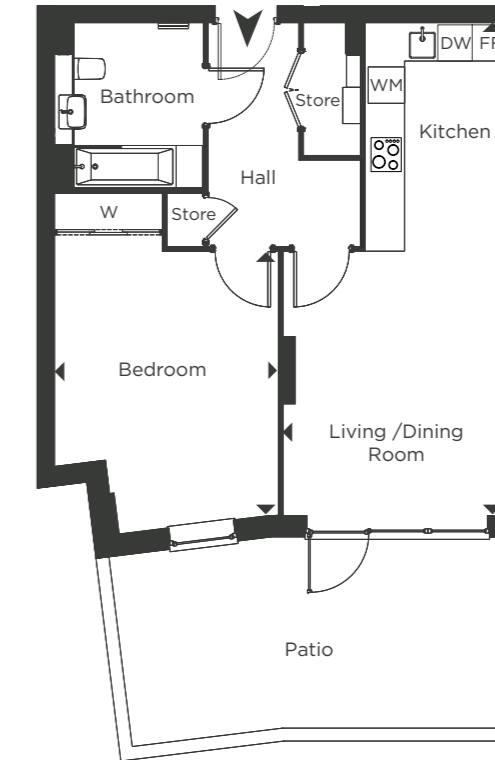
Living/Dining/ Kitchen	6.70m x 4.12m	21' 11" x 13' 6"
Bedroom	3.40m x 3.30m	11' 0" x 10' 9"
Total Area	53.7 m²	578 ft²
Balcony	3.30m x 1.63m	10' 7" x 5' 4"

FLOOR	PLOT
4th	G20
3rd	G15
2nd	G10
1st	G05



WM	Washing Machine
FF	Fridge/Freezer
DW	Dishwasher
W	Wardrobe

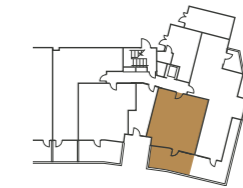
Plot No. G02



DIMENSIONS

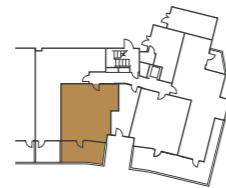
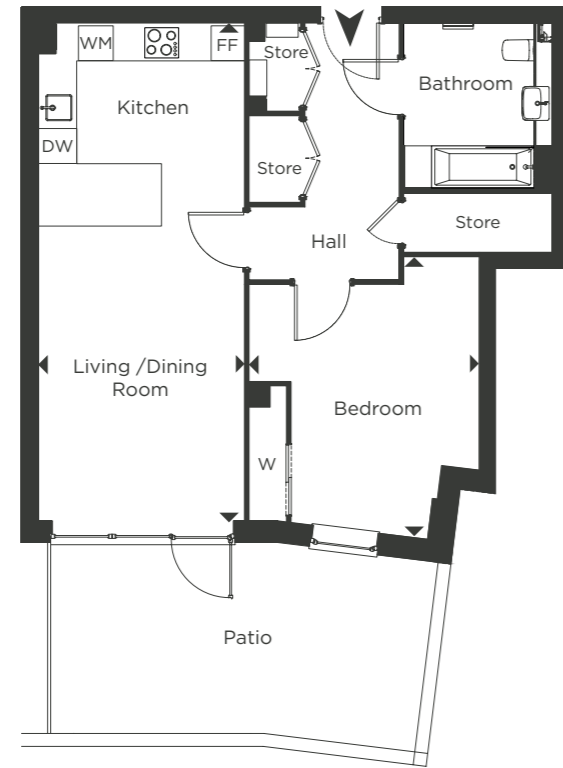
Living/Dining/ Kitchen	8.14m x 3.71m	26' 7" x 12' 1"
Bedroom	4.40m x 3.70m	14' 3" x 12' 1"
Total Area	61 m²	656 ft²
Patio	6.54m x 3.15m	21' 5" x 10' 3"

FLOOR	PLOT
Ground	G02



WM	Washing Machine
FF	Fridge/Freezer
DW	Dishwasher
W	Wardrobe

Plot No. G03



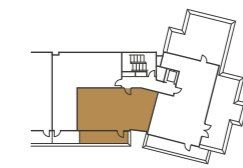
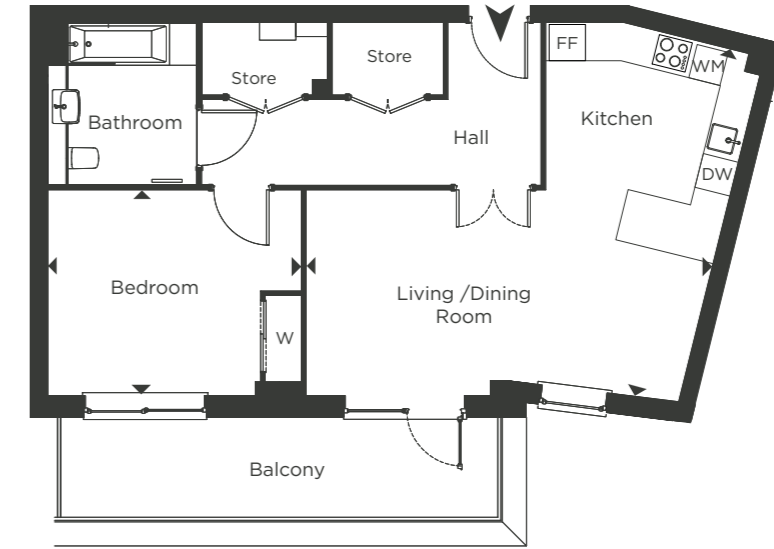
DIMENSIONS

Living/Dining/ Kitchen	8.22m x 3.41m	26' 11" x 11' 2"
Bedroom	4.70m x 3.80m	15' 3" x 12' 5"
Total Area	64.7 m²	696 ft²
Patio	6.10m x 3.20m	19' 11" x 10' 4"

FLOOR	PLOT
Ground	G03

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

Plot No. G26



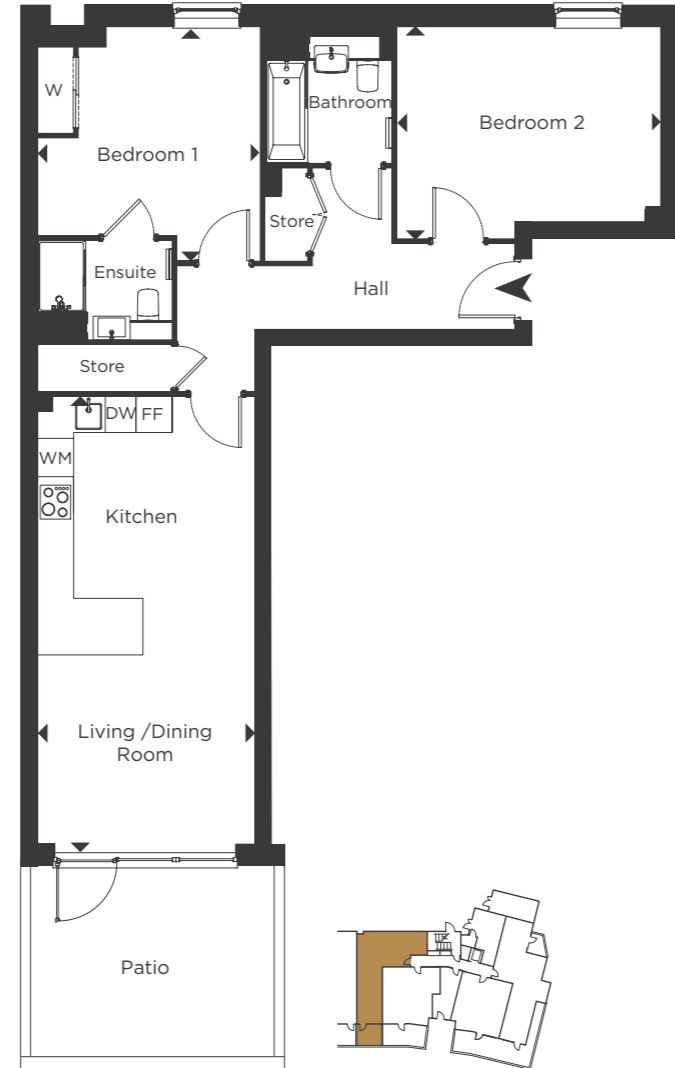
DIMENSIONS

Living/Dining/ Kitchen	6.80m x 6.00m	22' 2" x 19' 7"
Bedroom	4.20m x 3.40m	13' 8" x 11' 1"
Total Area	68.4 m²	736 ft²
Balcony	7.30m x 1.73m	23' 10" x 5' 8"

FLOOR	PLOT
5th	G26

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

Plot No. G04



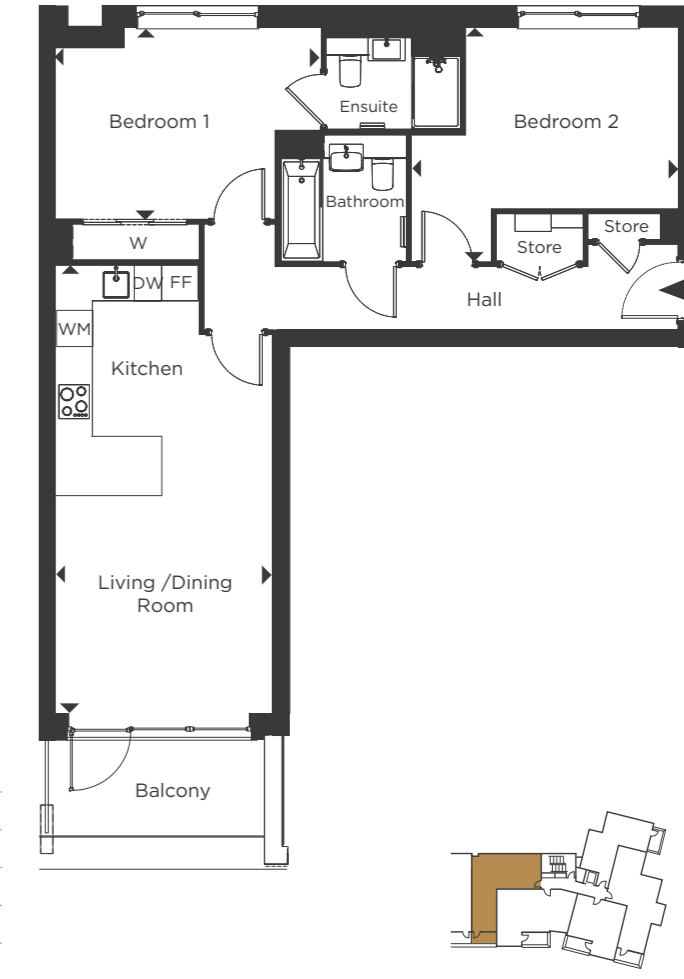
DIMENSIONS

Living/Dining/ Kitchen	7.40m x 3.60m	24' 2" x 11' 9"
Bedroom 1	3.90m x 3.60m	12' 8" x 11' 10"
Bedroom 2	4.40m x 3.50m	14' 3" x 11' 5"
Total Area	53.7 m²	578 ft²
Patio	4.30m x 3.20m	13' 11" x 10' 3"

FLOOR	PLOT
Ground	G04

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

Plot No's. G09, G14, G19, G24 & G27



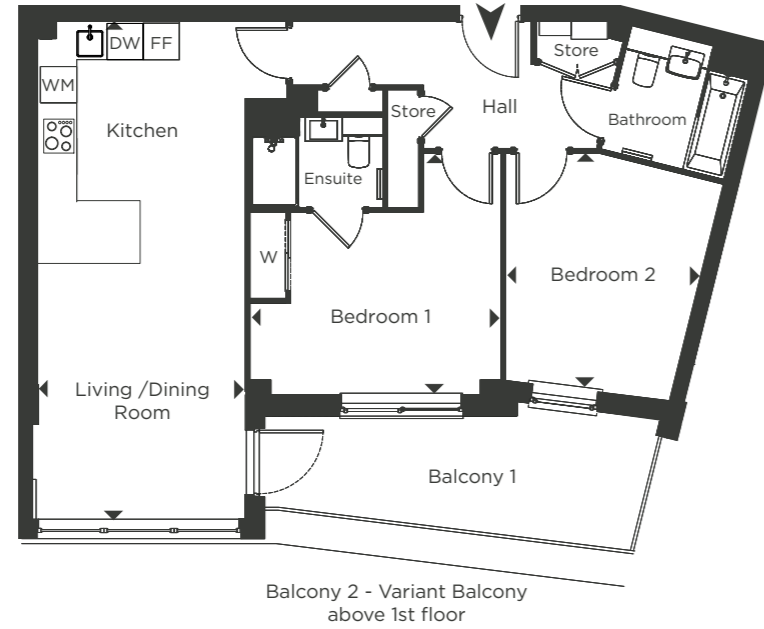
DIMENSIONS

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"
Total Area	74.2 m²	798 ft²
Balcony	3.60m x 1.70m	11' 8" x 5' 6"

FLOOR	PLOT
5th	G27
4th	G24
3rd	G19
2nd	G14
1st	G09

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

Plot No's. G08, G13, G18 & G23

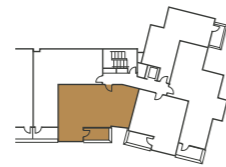


DIMENSIONS

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	3.90m x 3.20m	12' 11" x 10' 5"
Total Area	75.5 m²	812 ft²
Balcony 1	6.30m x 2.10m	20' 6" x 6' 9"
Balcony 2	3.80m x 1.70m	12' 4" x 5' 8"

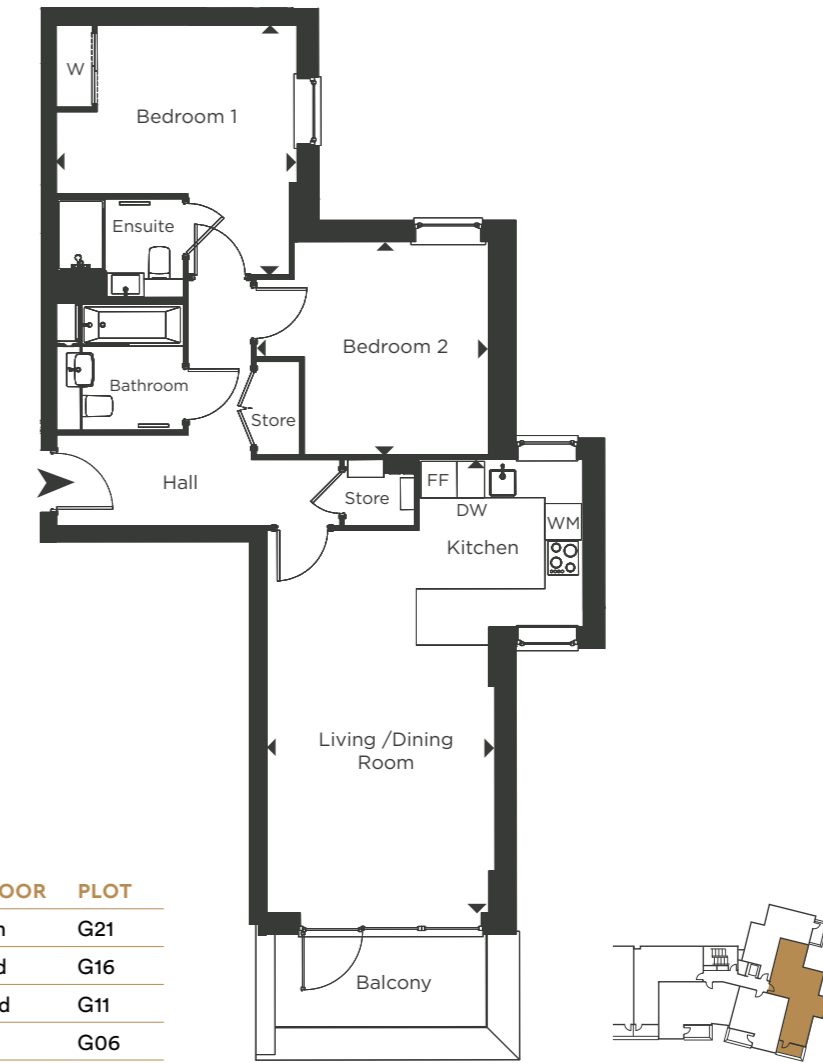
FLOOR PLOT

4th	G23
3rd	G18
2nd	G13
1st	G08



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

Plot No's. G06, G11, G16 & G21

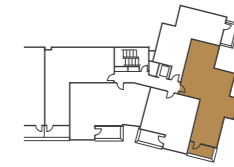


DIMENSIONS

Living/Dining/ Kitchen	7.50m x 3.70m	24' 6" x 12' 0"
Bedroom 1	4.13m x 4.00m	13' 6" x 13' 0"
Bedroom 2	3.83m x 3.52m	12' 6" x 11' 6"
Total Area	76 m²	818 ft²
Balcony	3.51m x 1.54m	11' 6" x 5' 0"

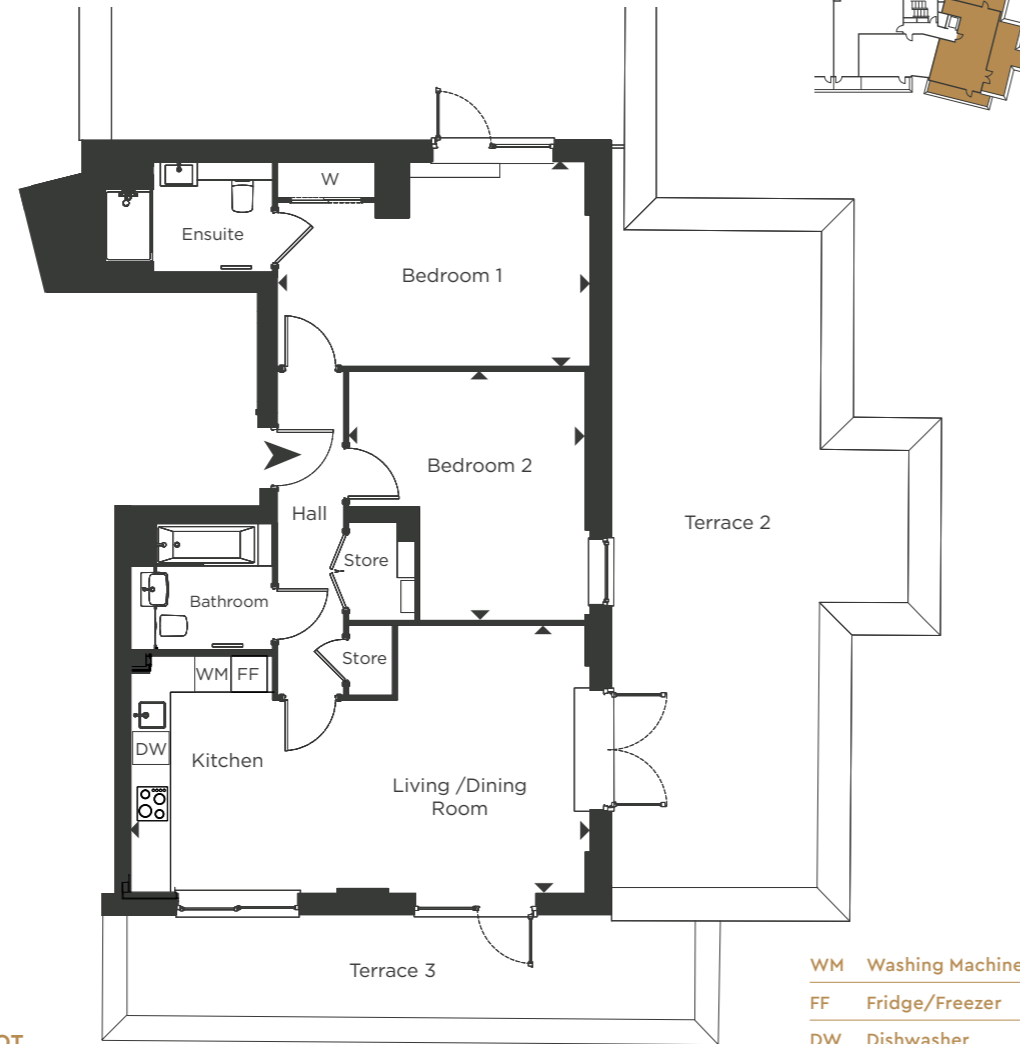
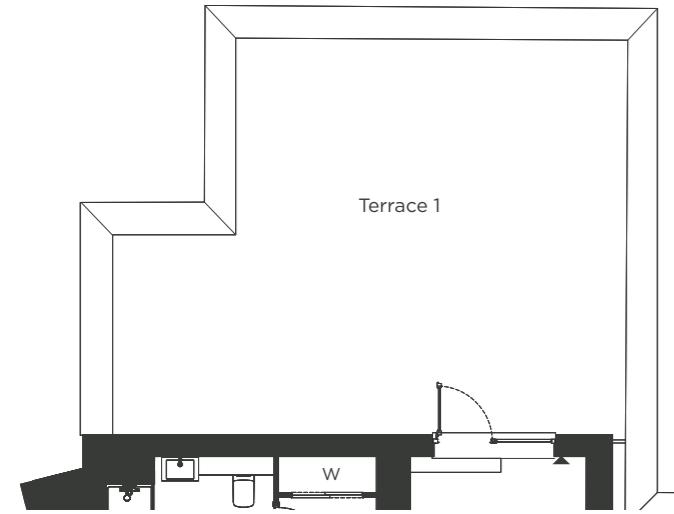
FLOOR PLOT

4th	G21
3rd	G16
2nd	G11
1st	G06



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

Plot No. G25



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

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"
Total Area	82.3m²	886 ft²
Terrace 1	8.60m x 6.55m	28' 0" x 21' 5"
Terrace 2	10.93m x 4.93m	35' 9" x 16' 1"
Terrace 3	9.50m x 1.74m	30' 11" x 5' 8"

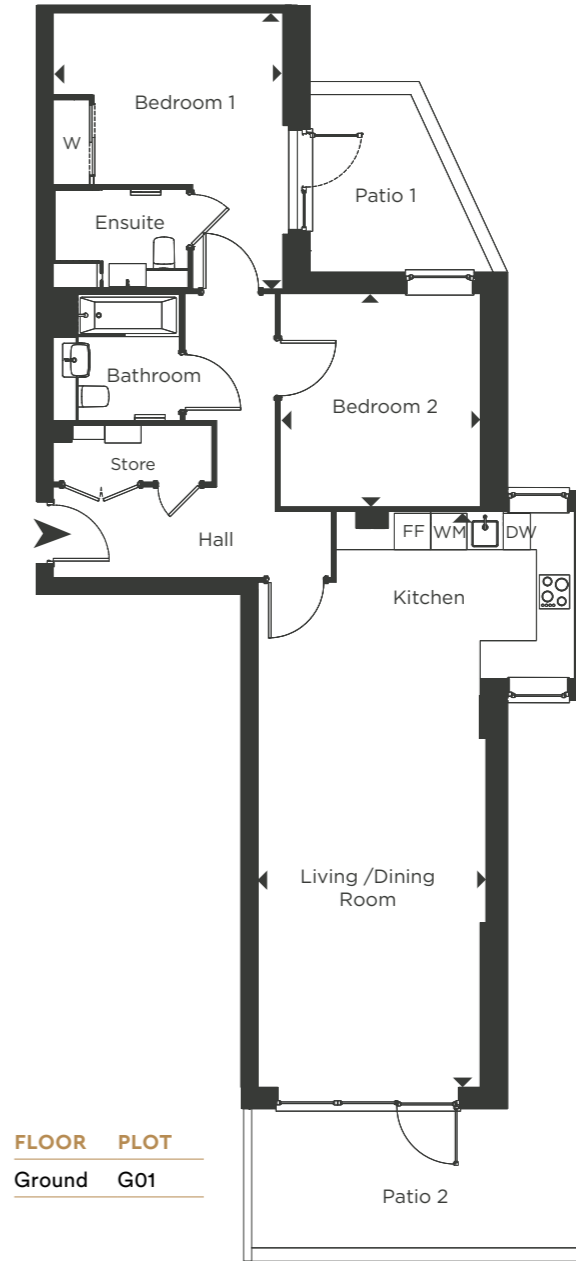
FLOOR PLOT
5th G25

Plot No. G01

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"
Total Area	86.7 m²	933 ft²
Patio 1	2.93m x 2.80m	9' 7" x 9' 2"
Patio 2	8.90m x 5.50m	29' 1" x 17' 11"

FLOOR PLOT
Ground G01



- 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 G.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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