



# LUXEN

COURT

41 THE RIDGEWAY, ENFIELD, EN2 8PP



Step into a world where elegance is instinctive and every detail whispers refinement. Nestled along the prestigious Ridgeway in Enfield, Luxen Court is a private gated sanctuary of six exquisite apartments—each a harmonious blend of timeless architecture and contemporary design. From bespoke Italian kitchens to sweeping southerly views, every element has been crafted without compromise, offering residents not just a home, but an indulgent way of life.

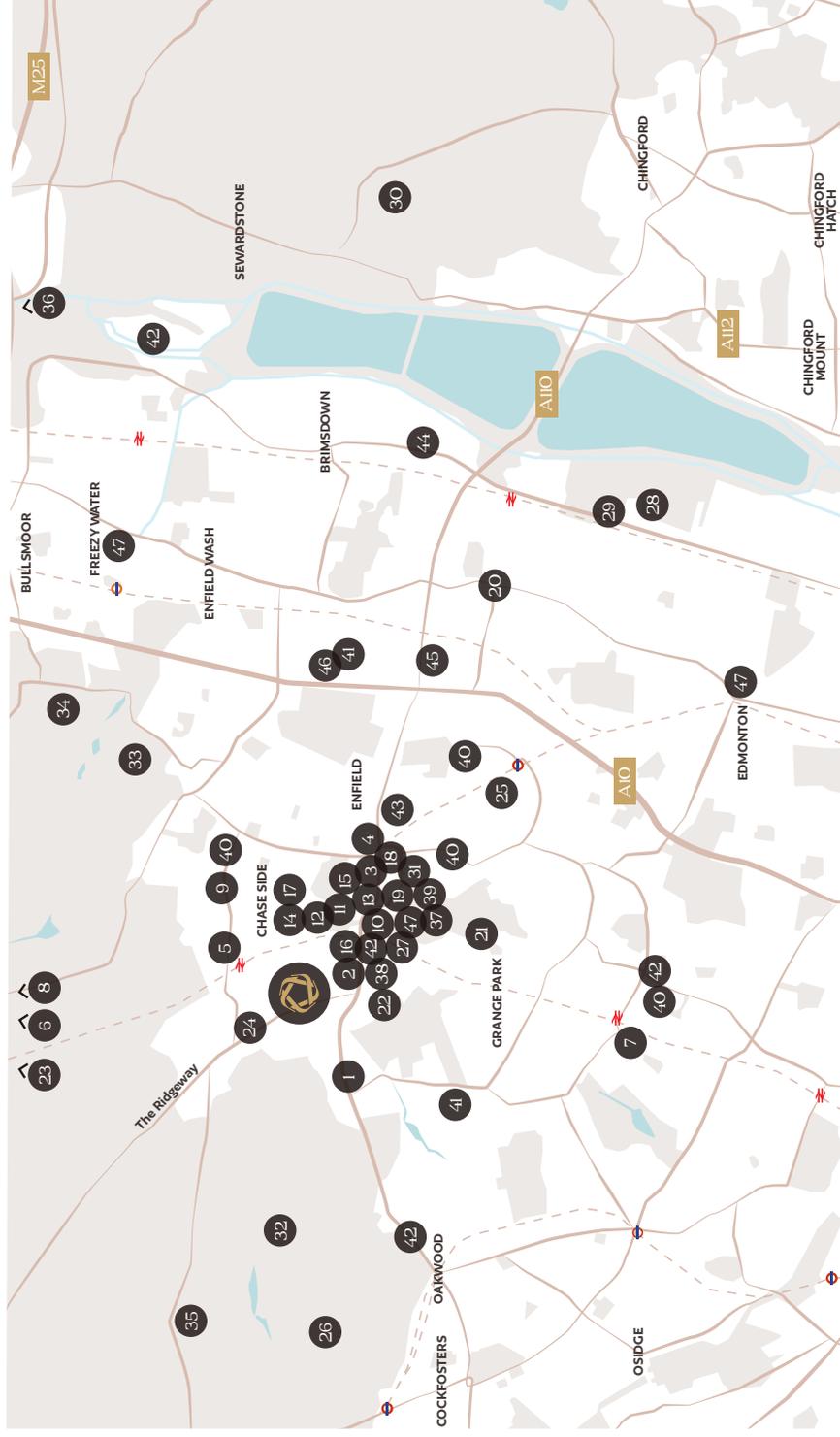


A boutique  
collection of  
homes where  
elegance meets  
everyday ease.



# Location: Enfield Chase

Set on the prestigious Ridgeway, Luxen Court offers a rare blend of village-like tranquility and exceptional connectivity. Surrounded by leafy streets and open green spaces, it's just moments from the cafés, boutiques and restaurants of Enfield Town.



## Coffee Shops

- 01 Mr Muncies
- 02 Olive Tree Cafe
- 03 The Green Bee Coffee Company
- 04 Enfield Barista
- 05 Luv Coffee
- 06 Blueberry Coffee Shop
- 07 Deli on the Green
- 08 The Little Café
- 09 Eco Bravo Cafe

## Pubs & Restaurants

- 10 The Old Wheatsheaf
- 11 The Crown & Horseshoes
- 12 The Cricketers
- 13 The Stag
- 14 The Moon Under Water
- 15 The Kings Head
- 16 Judges Restaurant
- 17 Zaza
- 18 Anahita Persian Grill
- 19 Marcus Kitchen & Bar
- 20 Tigerbay
- 21 Bush Hill Park Golf Club
- 22 Enfield Golf Club
- 23 Crewes Hill Golf Club
- 24 Enfield Lawn Tennis Club
- 25 Bush Hill Park Tennis & Bowls Clubs
- 26 Southgate Hockey Centre
- 27 Lux Fitness Enfield
- 28 Lee Valley Athletics Centre
- 29 ODEON Luxe Lee Valley
- 30 Scout Adventures Gillwell Park

## Leisure

- 31 Dugdale Arts Centre
- 32 Trent Park
- 33 Forty Hill Estate
- 34 Myddleton House Gardens
- 35 Camlet Moat
- 36 Lee Valley Park
- 37 Enfield Park

## Attractions

- 38 Little Waitrose & Partners
- 39 Waitrose & Partners
- 40 Sainsbury's Local
- 41 Sainsbury's
- 42 Tesco Express
- 43 Tesco Superstore
- 44 M&S Simply Food
- 45 Morrisons
- 46 ALDI
- 47 Lidl

## Supermarkets



# Transport

Luxen Court is superbly connected for both city commuting and leisure travel. Enfield Chase Station (Zone 5) offers regular Great Northern services to Moorgate, with average journey times of around an hour and faster connections during peak travel periods. The same line also links directly north to Cambridge and Peterborough, making it ideal for both London professionals and those who travel further afield. Just a short distance away, Enfield Town Station offers access to Liverpool Street and provides convenient routes to Stansted Airport, making it ideal for international travel.

Directly outside the development, the 313 bus serves Chingford and Potters Bar, adding further flexibility for local journeys. By car, residents enjoy easy access to the M25 and A10, providing seamless routes around London and beyond.

-  Enfield Chase .....  17'  Finsbury Park
-  Enfield Chase .....  25-30'  King's Cross / Moorgate
-  Bus 313 - The Ridgeway .....  12'  Enfield Town Station
-  The Ridgeway .....  5' M25 (Junction 24)
-  Enfield Town .....  35' Liverpool Street .....  45'  Stansted Airport



# Crafted Without Compromise

Every detail in these sophisticated homes has been meticulously crafted to match your lifestyle, ensuring everything is precisely where you want it. We have used premium materials to guarantee interiors that are both durable and timeless in style.

**HIKVISION** AQUAROC

**Miele**

**minoli** doimocucine

*BUSTER + PUNCH*  
LONDON

## General

- ◆ Private gardens & terraces to all apartments
- ◆ High specification Marshalls Argent block paving to from driveway
- ◆ Traditional timber sash windows
- ◆ Coffered ceiling entrance lobby with underfloor heating, plastered in spotlights and bespoke water droplet glass feature lighting
- ◆ Underfloor heating throughout
- ◆ 10 year Buildzone building warranty
- ◆ Very low service charges with solar generation and feed in tariff to reduce service charges further
- ◆ Split face natural stone cladding to external landscape wall (where applicable)
- ◆ Cast stone pier caps and coping stones
- ◆ 999 year leases
- ◆ £0 ground rent

## Kitchens

- ◆ Bespoke designed Italian kitchens with glass panelled doors
- ◆ Solid Quartz worktops and full backsplashes
- ◆ Miele appliances including: induction hob, oven, microwave, integrated fridge and freezer, washer dryers (where applicable)

## Electrical

- ◆ Buster & Punch dimming and toggle light switches
- ◆ Buster & Punch brushed brass sockets with USB connections
- ◆ Hard wired data points to living and sleeping area
- ◆ Integrated Bluetooth ceiling music systems to all living, dining and WC

- ◆ areas (where applicable)
- ◆ Colour screen smart underfloor heating controls
- ◆ High speed Virgin Media connections to all apartments
- ◆ Integrated plaster in flush tilt down lighting with designer brass hanging light fittings

## Bathrooms

- ◆ Italian large format tiles on all walls & flooring
- ◆ Continuous fans with automatic boost function
- ◆ Bespoke brushed brass shower, bath and tap fittings, 3 mode shower valves with push button selection for rain and waterfall shower modes
- ◆ Stone vanity units

- ◆ Brushed brass tile edging
- ◆ Anti fog illuminated brushed brass mirrors
- ◆ Large wall mounted shower heads with rain and waterfall function
- ◆ Frameless brushed brass shower enclosures
- ◆ Fluted brushed brass bath screens

## Carpentry

- ◆ Buster & Punch brushed brass door hardware
- ◆ Bespoke custom sizes extra tall panelled doors to all rooms
- ◆ Extra tall skirting boards with matching architrave
- ◆ Natural oak staircases
- ◆ Bespoke prime grade herringbone flooring with brass inlay detail and wide plank boarder

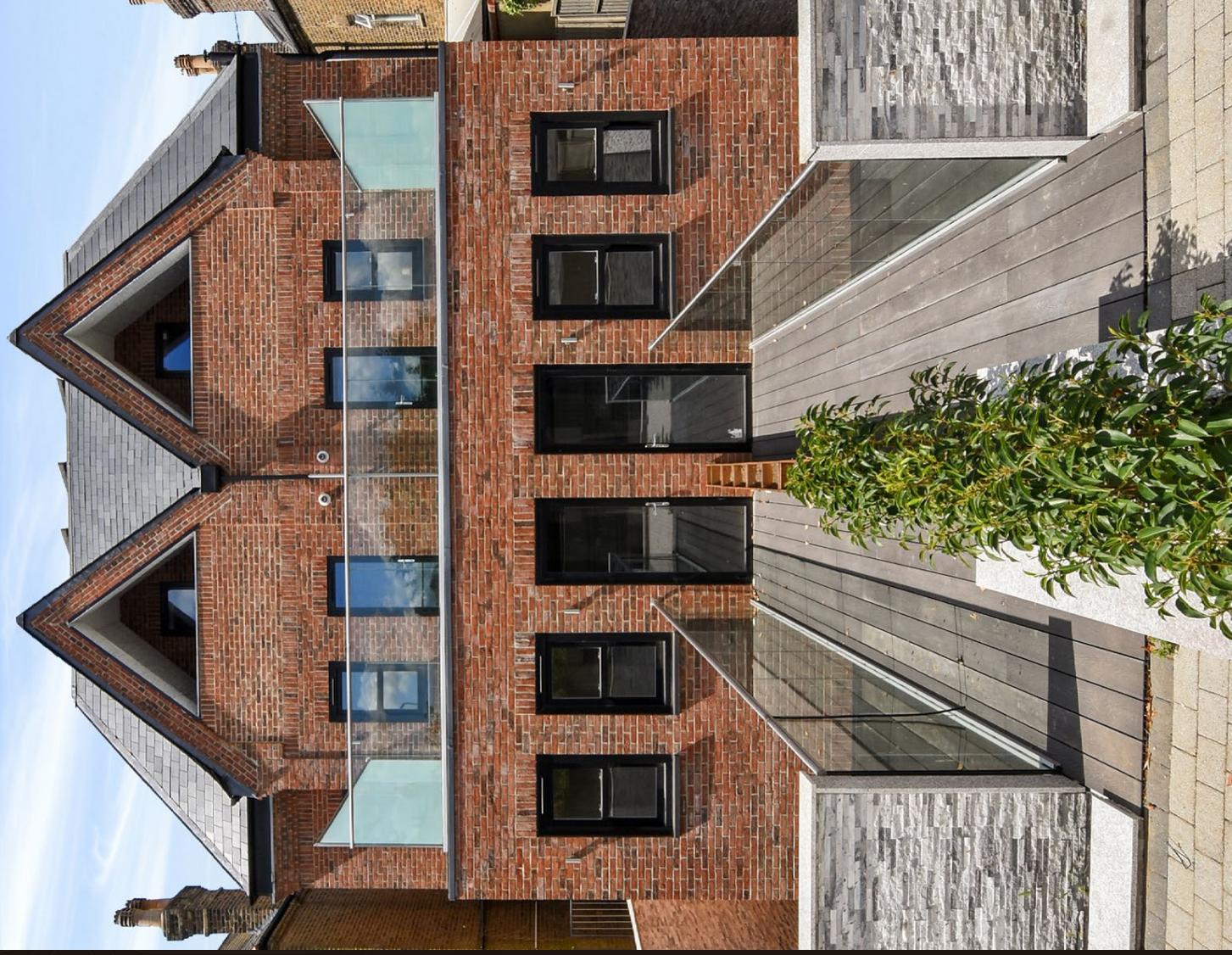
- ◆ ABS Avocet high security locks to all apartment doors
- ◆ Secure parking space to each apartment
- ◆ Hikvision video door entry system
- ◆ Bespoke electronically controlled spear top gates
- ◆ Bespoke electronically controlled main communal and pedestrian doors
- ◆ High perimeter walls and fences

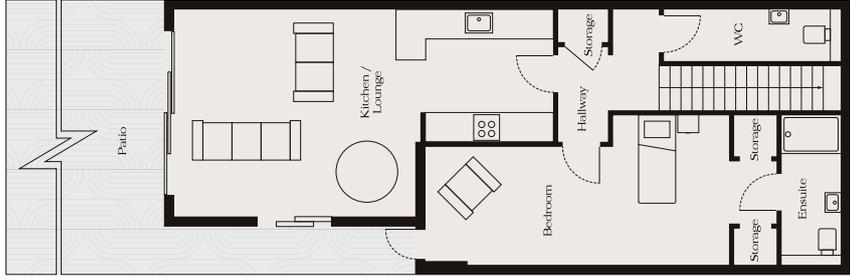
## Security



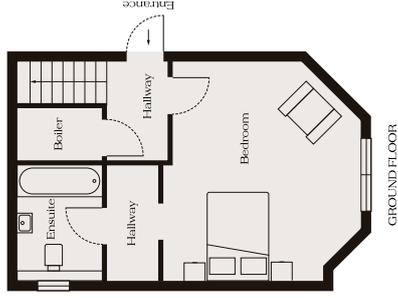
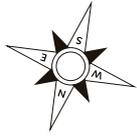
# An Exclusive Collection of 6 Sophisticated Residences, Featuring Four 2-Bedroom and Two 3-Bedroom Apartments

No	Beds	Floor	Total Area (SqM)	Total Area (SqFt)	Amenities
1	2 (2 ensuite)	GF / Basement	98.09	1055	Patio
2	2 (2 ensuite)	GF / Basement	98.09	1077	Patio
3	3 (2 ensuite)	GF / 1	91.53	983	Patio
4	2 (2 ensuite)	GF / 1	91.47	984	Patio
5	2 (2 ensuite)	1 / 2	102.76	1106	Patio, Balcony
6	2 (2 ensuite)	1 / 2	102.76	1106	Patio, Balcony





BASEMENT



GROUND FLOOR

## Apartment 1

**Gross Internal Area**  
98.09 sqm / 1055 sqft

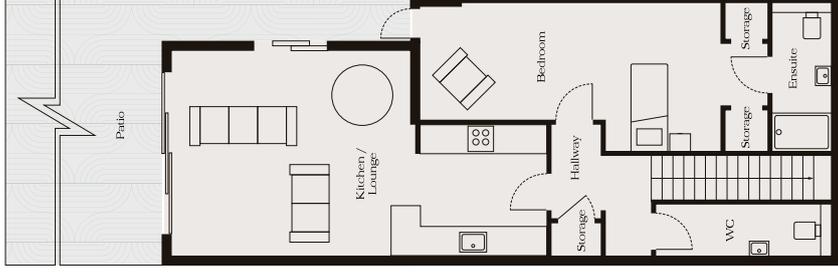
**Ensuite 1**  
3.10m x 1.21m / 10.2 ft x 4.0ft

**Kitchen / Living**  
7.79m x 4.30m / 25.7ft x 14.1ft

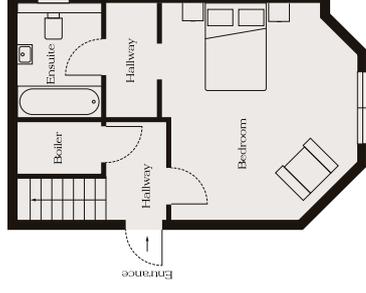
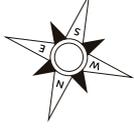
**Bedroom 2**  
4.54m x 4.05m / 14.11ft x 13.4ft

**Bedroom 1**  
7.22m x 3.10m / 23.8ft x 10.2ft

**Ensuite 2**  
2.39m x 1.75m / 7.10ft x 5.9ft



BASEMENT



GROUND FLOOR

## Apartment 2

**Gross Internal Area**  
98.09 sqm / 1055 sqft

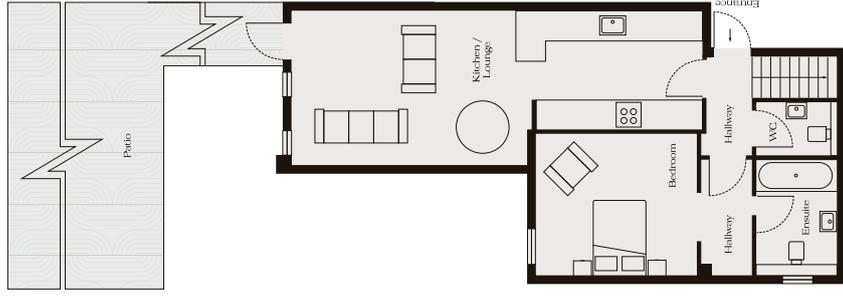
**Ensuite 1**  
3.10m x 1.21m / 10.2 ft x 4.0ft

**Kitchen / Living**  
7.79m x 4.30m / 25.7ft x 14.1ft

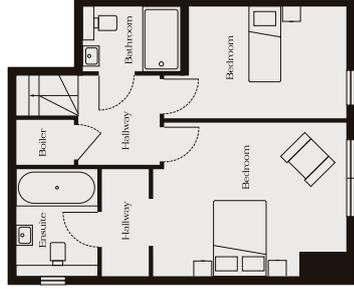
**Bedroom 2**  
4.54m x 4.05m / 14.11ft x 13.4ft

**Bedroom 1**  
7.22m x 3.10m / 23.8ft x 10.2ft

**Ensuite 2**  
2.39m x 1.75m / 7.10ft x 5.9ft



FIRST FLOOR



GROUND FLOOR

## Apartment 3

### Gross Internal Area

91.35 sqm / 983 sqft

### Kitchen / Living

8.52m x 3.20m / 27.11 ft x 10.6ft

### Bedroom 1

3.34m x 3.02m / 10.11ft x 9.11ft

### Ensuite 1

2.39m x 1.71m / 7.10ft x 5.7ft

### Bedroom 2

4.28m x 3.41m / 14.0ft x 11.2ft

### Ensuite 2

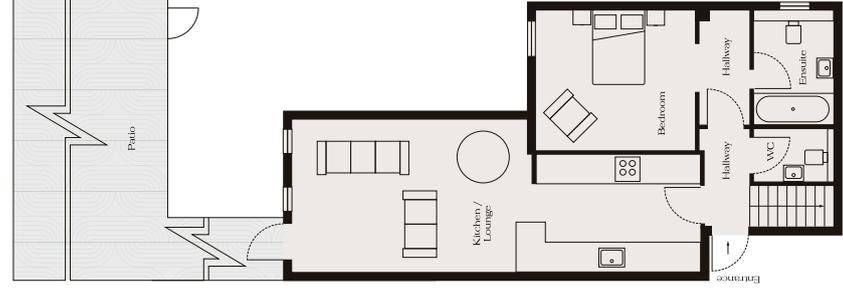
2.36m x 1.78m / 7.9ft x 5.10ft

### Bedroom 3

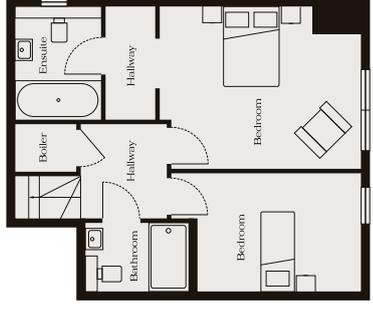
4.04m x 2.47m / 13.3ft x 8.1ft

### Bathroom

2.14m x 1.42m / 7.0ft x 4.8ft



GROUND FLOOR



FIRST FLOOR

## Apartment 4

### Gross Internal Area

91.47 sqm / 984 sqft

### Kitchen / Living

8.75m x 3.28m / 28.8ft x 10.9ft

### Bedroom 1

3.43m x 3.05m / 11.3ft x 10.0ft

### Ensuite 1

2.46m x 1.69m / 8.1ft x 5.6ft

### Bedroom 2

4.28m x 3.41m / 14.1ft x 11.2ft

### Ensuite 2

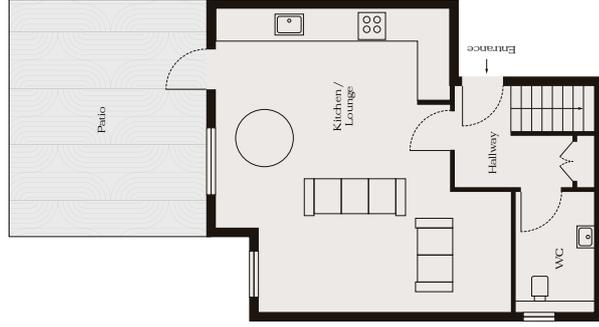
2.36m x 1.78m / 7.9ft x 5.10ft

### Bedroom 3

4.02m x 2.47m / 13.2ft x 8.1ft

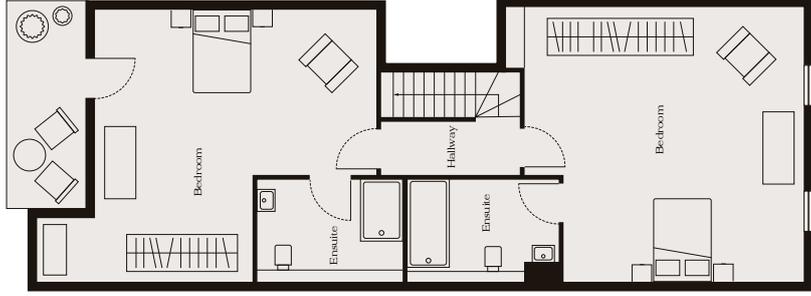
### Bathroom

2.10m x 1.42m / 6.1ft x 4.8ft



FIRST FLOOR

SECOND FLOOR



## Apartment 5

**Gross Internal Area**  
102.76 sqm / 1106 sqft

**Kitchen / Living**

5.51m x 5.72m / 18.9ft x 18.9ft

**Bedroom 1**

6.40m x 5.16m / 21.0ft x 16.1ft

**Ensuite 1**

2.85m x 1.94m / 9.4ft x 6.5ft

**Ensuite 2**

2.73m x 1.92m / 9.0ft x 6.4ft

**Bedroom 2**

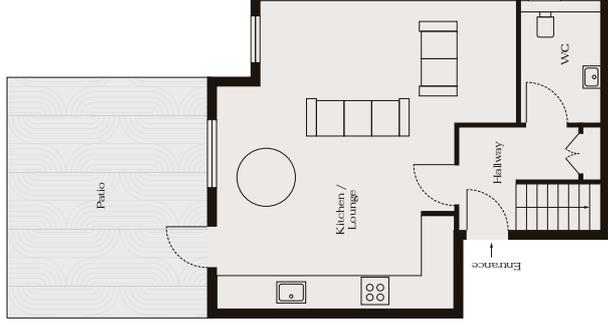
5.60m x 5.18m / 18.4ft x 17.0ft

**Ensuite 2**

2.85m x 1.94m / 9.4ft x 6.5ft

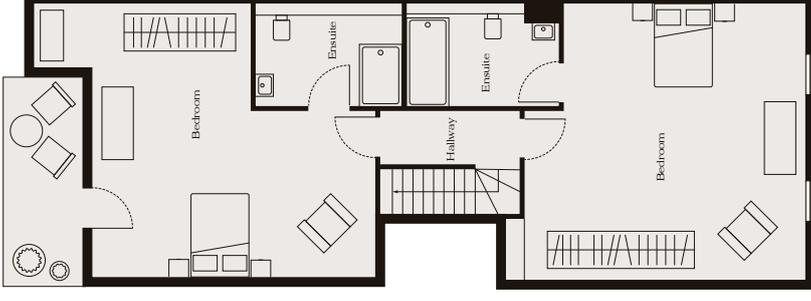
**Balcony**

3.82m x 1.46m / 12.6ft x 4.9ft



FIRST FLOOR

SECOND FLOOR



## Apartment 6

**Gross Internal Area**  
102.76 sqm / 1106 sqft

**Kitchen / Living**

5.72m x 5.51m / 18.9ft x 18.1ft

**Bedroom 1**

6.40m x 5.16m / 21.0ft x 16.1ft

**Ensuite 1**

2.73m x 1.92m / 9.0ft x 6.4ft

**Bedroom 2**

5.60m x 5.18m / 18.4ft x 17.0ft

**Ensuite 2**

2.85m x 1.94m / 9.4ft x 6.5ft

**Balcony**

3.82m x 1.46m / 12.6ft x 4.9ft





## Design-Led Spaces For Modern Living

Luxen Court is proudly brought to you by **Glenthorne Group**, a name synonymous with design-led and luxurious developments. With a proven track record of seven past projects, each a testament to sophisticated design and unparalleled quality, we create homes that are not just residences, but statements of refined living. Our commitment to excellence is evident in every detail, ensuring each Glenthorne Group property offers an exquisite and design-forward living experience.





# Disclaimer

## General Disclaimer

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