

ALL SAINTS SQUARE

EDMONTON N9



Backed by
HM Government

Discover...



A development of innovatively designed new homes in a vibrant North London suburb

In the heart of this welcoming and evolving neighbourhood sits *All Saints Square*, a private development consisting of 4 two storey 3 bedroom mews houses and 4 three storey 3 bedroom town houses.

Offering style in a well-connected location and within catchment of excellent schools. Just minutes from the heart of Edmonton, this small development has been thoughtfully designed to provide open plan living with a contemporary finish throughout.

Situated on a quiet residential road just a short walk to the open spaces of Church Street Recreation Ground, close at hand is Edmonton Green shopping centre known for its market, shopping facilities, restaurants, coffee bars, and gymnasium.

Edmonton Green Station and Silver Street station are within walking distance, offering trains to Liverpool Street and Seven Sisters in under 30 minutes.

Motorists have easy access to the A10 and A406 via the Great Cambridge Road.

By foot

5 MINUTES

Edmonton Green Station – 0.1 miles

5 MINUTES

Edmonton Leisure Centre – 0.2 miles

15 MINUTES

Silver Street Station – 0.8 miles

By car

8 MINUTES

Silver Street Station – 0.8 miles

11 MINUTES

Tottenham Hotspur Stadium – 1.8 miles

By rail

29 MINUTES

Direct link to Liverpool Street Station

8 MINUTES

Direct link to Seven Sisters Station
Change for Victoria Line

Travel times taken from Google Maps and National Rail.



Where everyday
living is easy

ALL SAINTS SQUARE

Designer Kitchens

- Architecturally designed kitchens with soft close hinges, contemporary quartz worktops, upstands and glass splashback to hob.
- Appliances to include Bosch (or similar) modern induction hob, cooker hood, oven and a 70/30 integrated fridge freezer and full size 60cm dishwasher.
- Integrated Zanussi washer/dryer
- Undermounted stainless steel sink and chrome monobloc kitchen mixer tap.
- Low Energy LED recessed lighting to underside of high level wall units.

Stylish Bathrooms and En-suites

- Contemporary Grohe (or similar) white sanitaryware including concealed dual flush cistern, back to wall pan, basin and shower tray
- Thermostatically controlled polished chrome dual shower and bath mixer with adjustable shower head.
- Interior designed Porcelanosa porcelain tiles to all wet areas.
- Heated towel rails.
- Illuminated mirrors.
- Shaver sockets in all bathrooms and en-suites.

Heating, Electrical and Lighting

- Energy efficient Valliant (or similar) combination boilers for heating and hot water.
- Contemporary slimline wall hung radiators with central control thermostatic control pad.

- USB integrated sockets to main bedroom and kitchen areas.
- Screwless brushed stainless steel faceplates to light switches and power sockets.

Internal and External Finishes

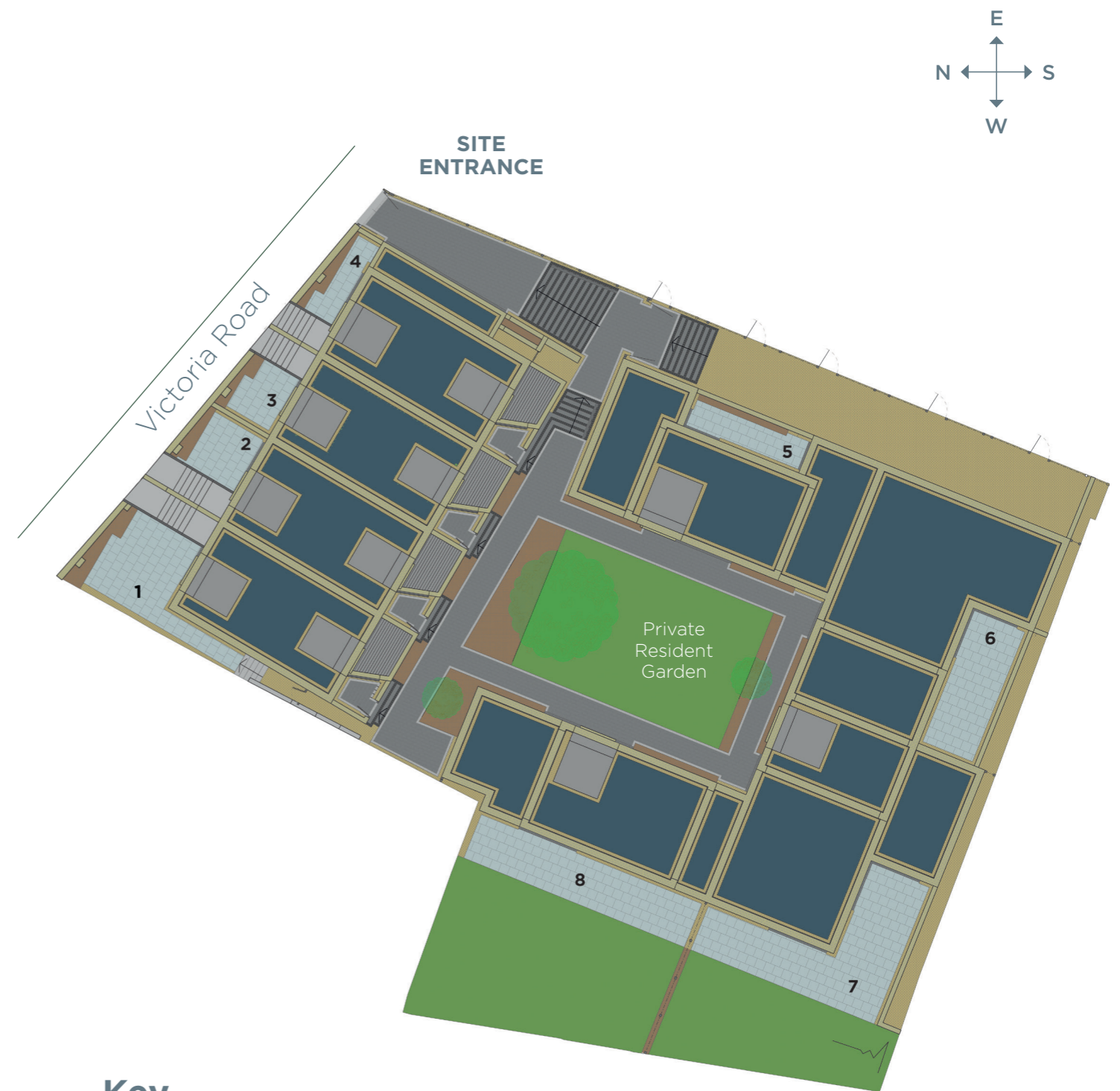
- Contemporary white Milano style internal door sets with chrome handles.
- Sierra LVT flooring to hallway, kitchen and living areas.
- Heavy duty gauge carpet to bedrooms.
- Flush sash casement UPVC windows.
- French doors to external areas and garden. Bifolds to the external area for Plot 1-4
- External composite front door with Ultion (or similar) security locks.
- Patio and turf to garden.
- External lights and taps.

Home Entertainment, Communication and Security




- TV aerial and Satellite points to living areas and master bedroom.
- TV aerial points to all bedrooms.
- Multimedia plate to living areas including TV, DAB and BT.
- Intruder alarm provision for retrospective install by others

Peace of Mind and Benefits

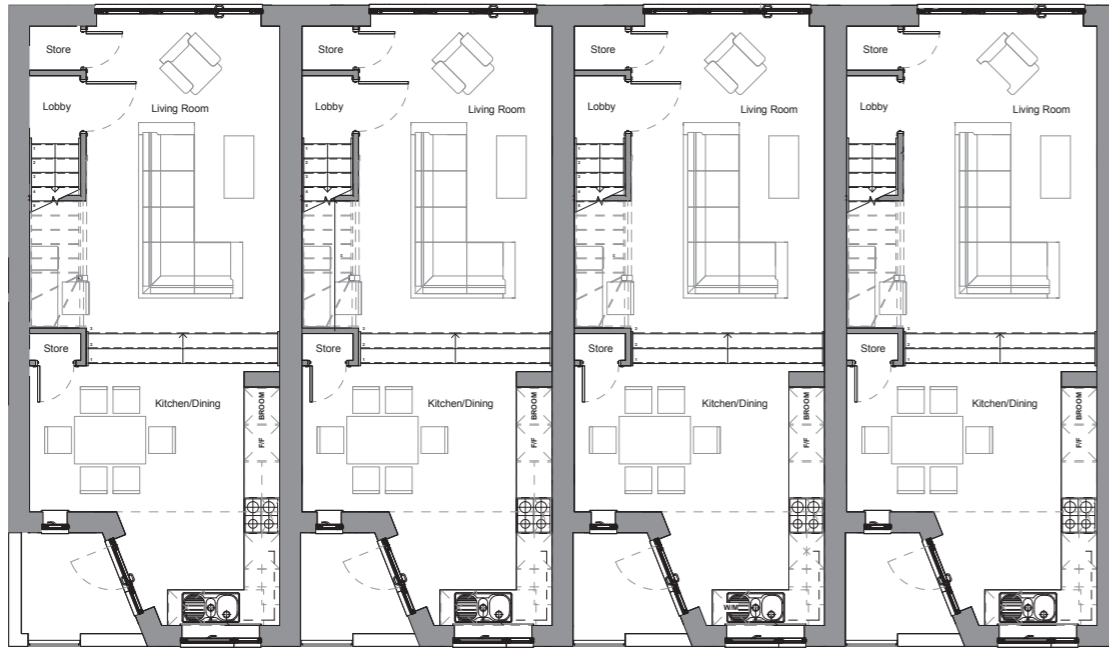
- Freehold Sale
- 10 year Structural Warranty Cover



Key

-  Grassed area
-  Unit roofs
-  Pathways
-  Patios

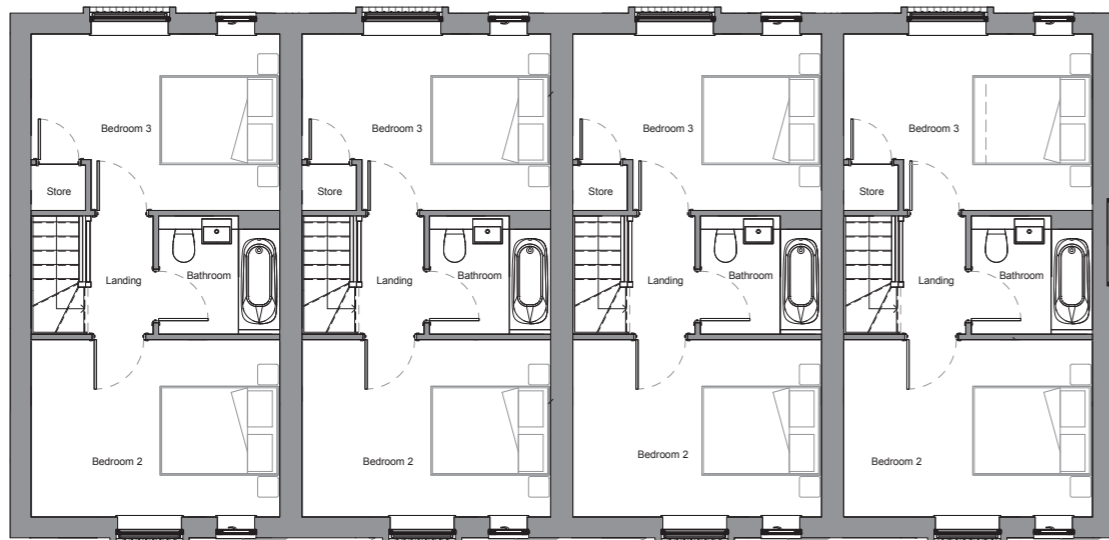
Lower Ground Floor



Ground Floor



First Floor



Units 1-4

Lower Ground Floor

DIMENSIONS

Kitchen/Dining room	16.1ft x 13.10ft	4.9m x 4.2m
Living room	17ft x 10.8ft	5.2m x 3.3m

Ground Floor

DIMENSIONS

Hall	13.10ft x 5.7ft	4.2m x 1.7m
WC	5.11ft x 4.7ft	1.8m x 1.4m
Bedroom 1	13.10ft x 9.10ft	4.2m x 3m
Ensuite	6.11ft x 4.7ft	2.1m x 1.4m

First Floor

DIMENSIONS

Bedroom 2	13.10ft x 9.10ft	4.2m x 3m
Bedroom 3	13.10ft x 9.10ft	4.2m x 3m
Bathroom	6.9ft x 6.7ft	2m x 2m

Ground Floor



Units 5-8

Ground Floor

UNIT 5

Kitchen/Dining room	20ft x 10.2ft	6.3m x 3.1m
Living room	17.10ft x 10.5ft	5.4m x 3.2m
WC	5.11ft x 4.7ft	1.8m x 1.4m
Bedroom 1	15.8ft x 9.10ft	4.8m x 3m
Ensuite	7.9ft x 4.7ft	2.4m x 1.4m

UNIT 6

Kitchen/Dining room	12.6ft x 12.5ft	3.8m x 3.8m
Living room	19.5ft x 13.3ft	5.9m x 4m
Bedroom 1	13.2ft x 9.8ft	4m x 2.9m
Ensuite	7.3ft x 4.7ft	2.2m x 1.4m
Bedroom 3	10.9ft x 9.5ft	3.3m x 2.9m
Bathroom	9.8ft x 6.11ft	3m x 2.1m

UNIT 7

Kitchen/Dining room	19.5ft x 12.2ft	5.9m x 3.7m
Living room	17ft x 9.6ft	5.2m x 2.9m
Bedroom 1	17.3ft x 10.9ft	5.2m x 3.3m
Ensuite	7.3ft x 4.7ft	2.2m x 1.4m
Bedroom 3	10.9ft x 9.5ft	3.3m x 2.9m
Bathroom	6.11ft x 6.7ft	2.1m x 2m

UNIT 8

Kitchen/Dining room	15.4ft x 13.6ft	4.7m x 4.1m
Living room	11.5ft x 9ft	3.5m x 2.7m
WC	5.11ft x 4.7ft	1.8m x 1.4m
Bedroom 1	15.4ft x 10.2ft	4.7m x 3.1m
Ensuite	7.3ft x 4.7ft	2.2m x 1.4m

First Floor



Units 5-8

First Floor

UNIT 5

Bedroom 2	14.3ft x 8.7ft	4.3m x 2.6m
Bedroom 3	14.3ft x 10.5ft	4.3m x 2.4m
Bathroom	6.11ft x 6.7ft	2.1m x 2m

UNIT 6

Bedroom 2	16.4ft x 10.9ft	5m x 3.3m
-----------	-----------------	-----------

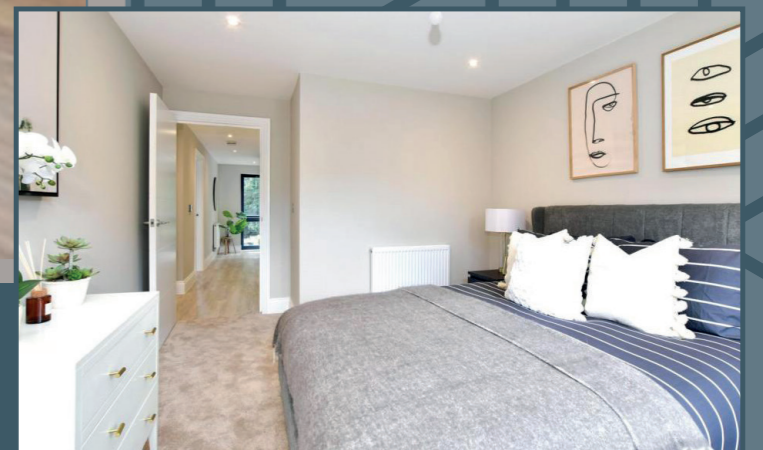
UNIT 7

Bedroom 2	16.4ft x 10.9ft	5m x 3.3m
-----------	-----------------	-----------

UNIT 8

Bedroom 2	18.6ft x 15.4ft	4.7m x 2.6m
Bedroom 3	15.4ft x 10.5ft	4.7m x 3.2m
Bathroom	6.11ft x 6.7ft	2.1m x 2m

Stylish Living



The internal images shown are of a previous Westfields Homes development and are for indicative purposes only.

ALL SAINTS SQUARE

Shopping at Edmonton Green Shopping Centre



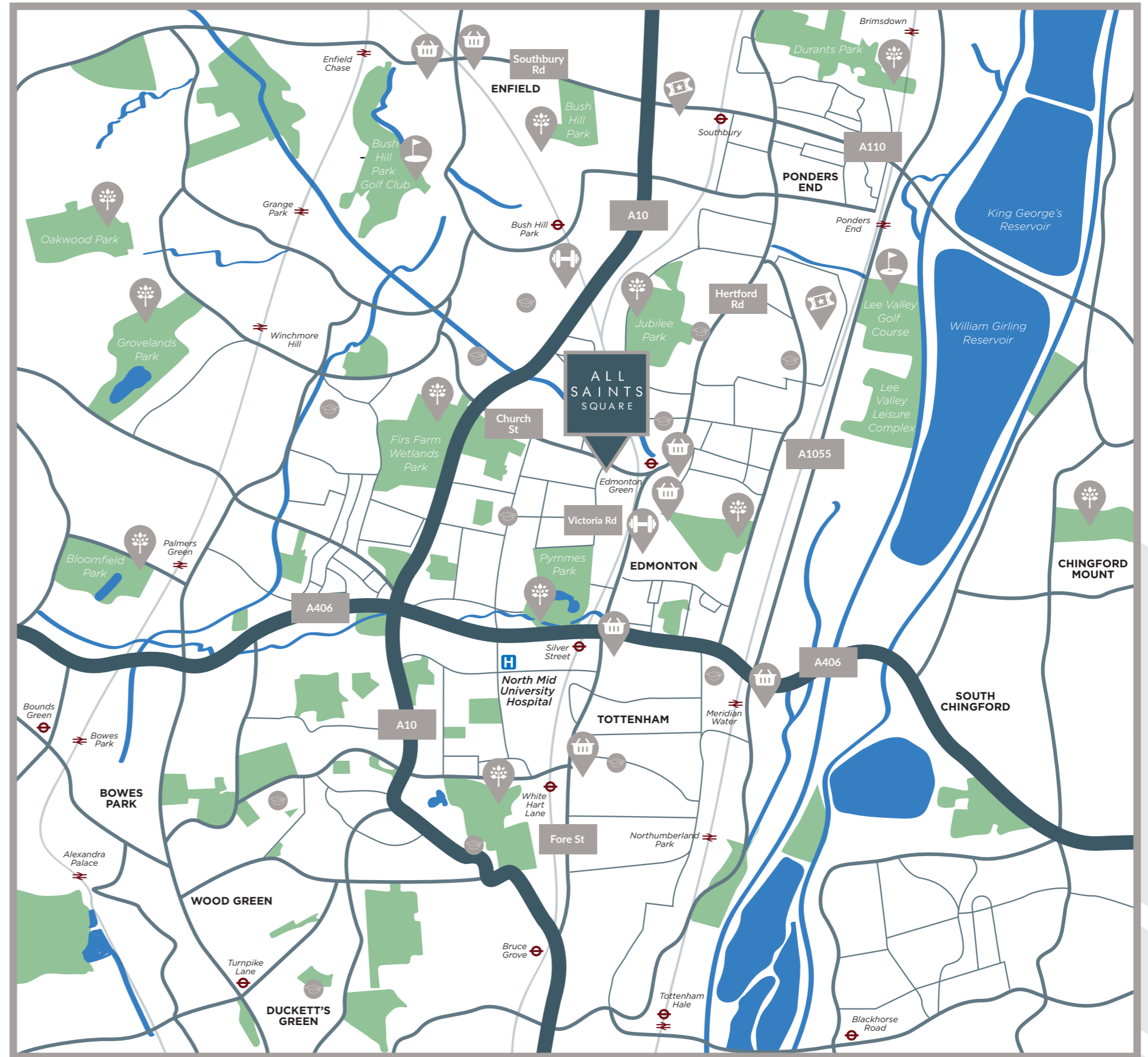
Close proximity to two Cinema chains



Ample open spaces for family living



-  Gym / Leisure Centre
-  Cinema
-  Golf Course
-  Supermarket / Market
-  Park / Open Space
-  School
-  Overground Station
-  Underground Station



ALL
SAINTS
SQUARE

Victoria Road,
London N9 9PA

Lanes
EXCLUSIVE HOMES

35 Church Street, Enfield EN2 6AJ
london@lanesexclusivehomes.co.uk

020 8059 0311 | lanesexclusivehomes.co.uk

A development by

Westfields
HOMES



Backed by
HM Government

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. No liability can be accepted for any errors arising there from. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations

Design: MediaMarketingSolutions.co.uk