

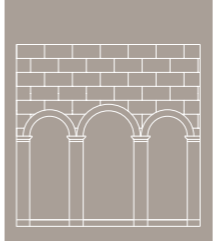
THE
GABLES

N21

TRANQUILITY WITHIN



DESSALINES
LTD



THE GABLES

N21

CREATING A LIFESTYLE WITHIN
THE MOST BEAUTIFUL SURROUNDINGS.

WELCOME TO

THE GABLES

N21

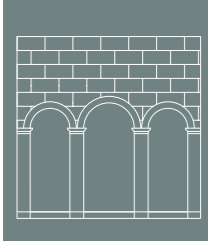
Location

The Gables is a brand-new development of exclusive two and three-bedroom apartments offering a new standard in luxury living.

Nestled between the bustling City to the south and peaceful greenspace and an abundance of nature to the north, **The Gables** is nothing short of idyllic. Set in Enfield, North London, this newly completed development offers a London home with a countryside ambience.

The Gables provides a peaceful and tranquil setting in landscaped gated grounds adjacent to **Bush Hill golf course** and over 100 acres of peaceful parkland. For those still seeking the buzz of the Capital, the development also enjoys views of the Shard and a choice of quick connections to the heart of the City





The local area

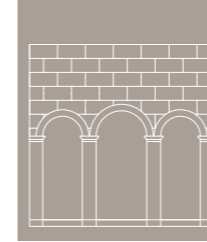
Just a short walk away, the affluent area of **Winchmore Hill Village** has an abundant choice of independent cafés, boutiques, shops, fine dining restaurants, wine bars, charming pubs, grocery stores and community facilities for the whole family to enjoy, all within a few minutes of your front door.

This sought after location exudes history and charm, which can be seen at nearby **Forty Hall**, a Grade 1 listed Jacobean manor house, and **Capel Manor** which are well worth a visit, along

with the **New River** and **Salmons Brook** which meet peacefully just five minutes' walk from your home. For days out in the fresh air, **Trent Country Park** is a historic expanse of quintessential English countryside providing the perfect setting for a leisurely afternoon stroll. Enchanting streams meander through ancient woodland to find serene lakes surrounded by undulating meadows – it's the perfect place to unwind.

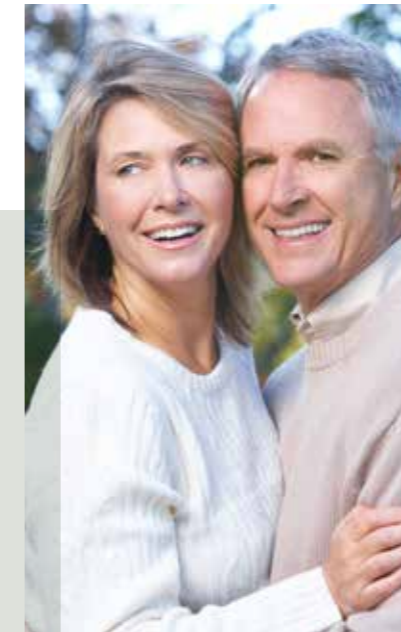


Trent Country Park



The perfect place to unwind.

Activities & amenities

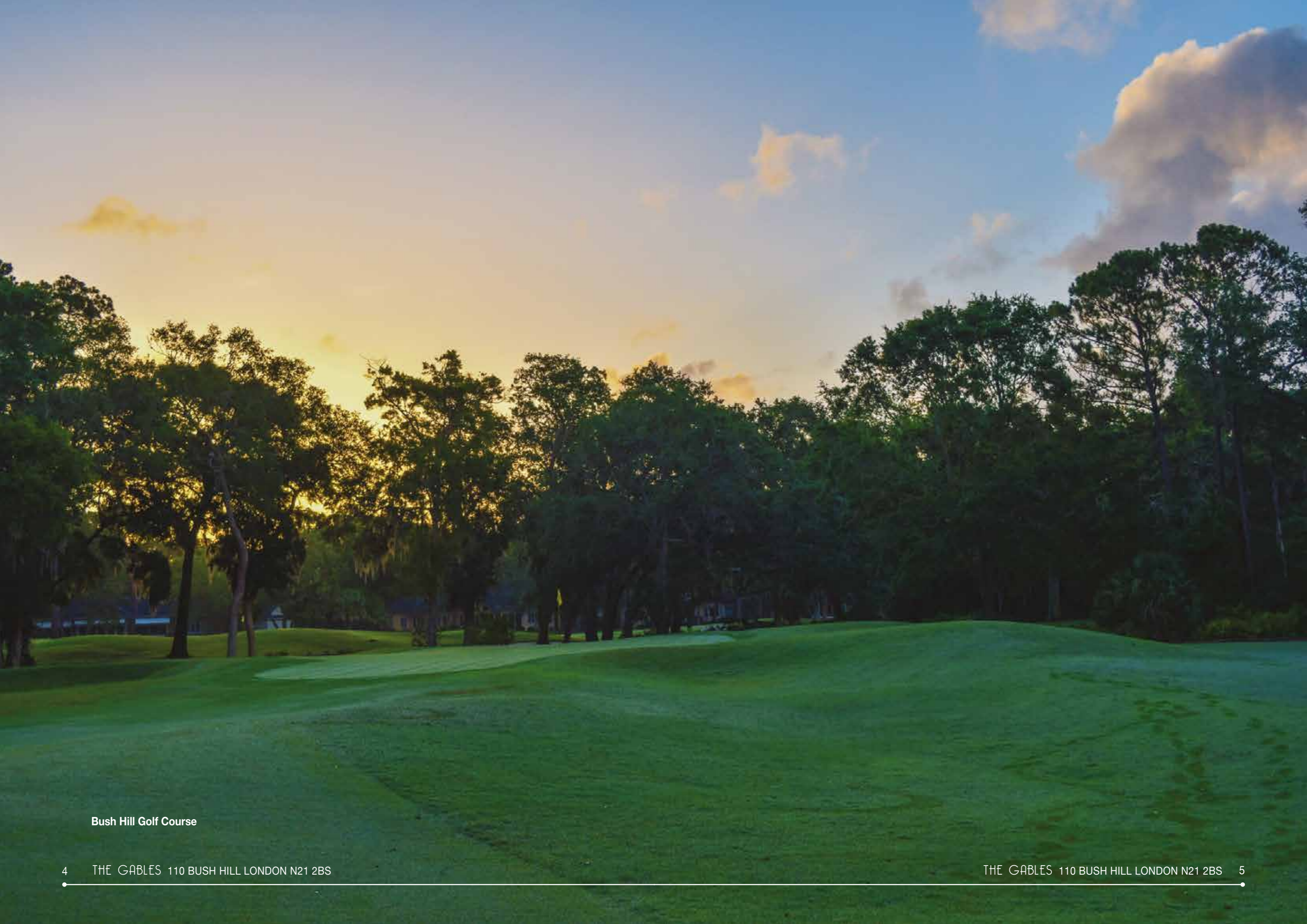


If you're after something a little more active, **Bush Hill Golf Course** offers top-class facilities in a spectacular setting. **King George Sailing Club**, **Enfield Chase Tennis Club** and **Winchmore Hill Sports Club** provide the local area with cricket, squash and running clubs and the nearby **David Lloyd Leisure Club** offers swimming and yoga. As Winchmore Hill is a conservation area, there are plenty of opportunities to spend a Sunday morning cycling through the quiet country lanes before finding a country pub to recharge in.

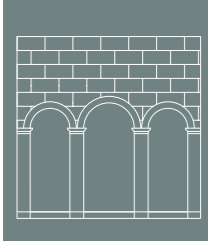
The Gables is a countryside retreat with all the convenience of being in close proximity to major rail and road links. Whether it's rich culture and entertainment provided by a West End show followed by a feast of flavours from one of Covent Garden's restaurants you're after, or the spellbinding beauty of some of the world's most revered masterpieces at the National Gallery, **The Gables** is well connected.

The surrounding town centres of Enfield are just around the corner, offering local amenities, including doctors, dentists, banks, post offices and supermarkets. **Enfield Retail Park** and the adjacent **Colosseum Retail Park** have all the big brand names you need and a cinema.





Bush Hill Golf Course



THE GABLES

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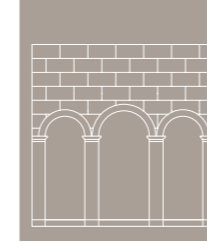
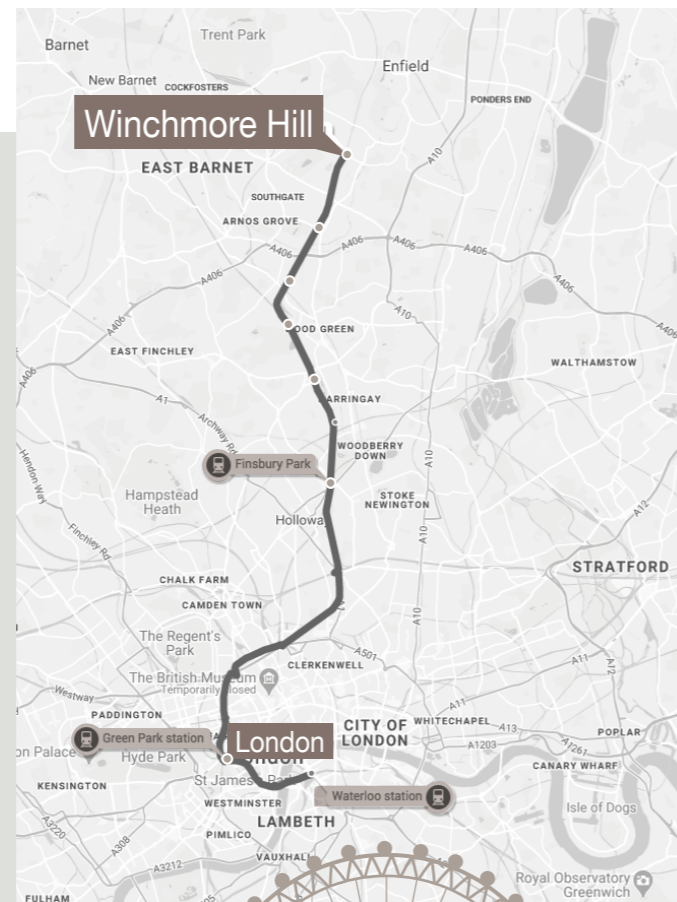
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WINCHMORE HILL
9 miles from central London

Kings Cross 28 minutes	Moorgate 31 minutes
Heathrow 37 minutes	London City 1hr 4 minutes



London Connections



THE GABLES

The Gables

Each of these stunning apartments has been built with exceptional attention to detail at every stage, offering you a stylish home which provides the perfect sanctuary away from it all the moment you step through the door.

Exquisite style in every room comes as standard at **The Gables** with every detail carefully considered. Finished to a high specification with lots of extra quality touches, each apartment has been beautifully designed with elegance and functionality at the core.

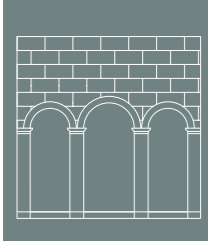
Your generous private terrace or balcony provides the ideal space to entertain friends and family with the beautifully landscaped grounds offering the perfect backdrop. Each apartment is carefully fitted with a top-of-the-range kitchen and appliances. Light and airy bedrooms create your own personal sanctuary, and the luxurious bathrooms will help you relax and unwind. Underfloor heating, LED spotlights, chrome switches and white satin finish to the walls and ceilings are fitted throughout. There is lift access to all floors.



With beautifully appointed homes, prominent in style, **The Gables** is your platform for exceptional living.







Ground Floor Plan



FLAT 1 (meters)

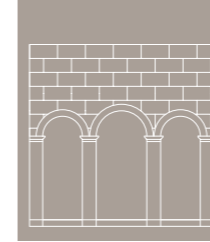
Reception	6.4 x 4.3m
Kitchen	4.5 x 3m
Hallway	7.4 x 1.5m
Utility	1.5 x 1m
Cloaks	1 x 1.4m
Bathroom	1.5 x 3m
Bedroom 1	4 x 5m
En Suite	2.6 x 2.7m
Bedroom 2	3.3 x 3.5m
Bedroom 3	3.4 x 2.4m

FLAT 2 (meters)

Reception/	
Kitchen	4 x 9.2m
Hallway	6.3 x 2.7m
Utility	1 x 2m
Cloaks	1 x 1m
Bathroom	1.7 x 2.5m
Bedroom 1	3.7 x 4.6m
En Suite	3 x 1.8m
WIW	3 x 1.8m
Bedroom 2	3.5 x 4.5m
Bedroom 3	2.8 x 4m

FLAT 3 (meters)

Reception/	
Kitchen	4 x 9.2m
Hallway	6.3 x 2.7m
Utility	1 x 2m
Cloaks	1 x 1m
Bathroom	1.7 x 2.5m
Bedroom 1	3.7 x 4.6m
En Suite	3 x 1.8m
WIW	3 x 1.8m
Bedroom 2	3.5 x 4.5m
Bedroom 3	2.8 x 4m



First Floor Plan



FLAT 4 (meters)

Reception	6.4 x 4.3m
Kitchen	4.5 x 3m
Hallway	7.4 x 1.5m
Utility	1.5 x 1m
Cloaks	1 x 1.4m
Bathroom	1.5 x 3m
Bedroom 1	4 x 5m
En Suite	2.6 x 2.7m
Bedroom 2	3.3 x 3.5m
Bedroom 3	3.4 x 2.4m

FLAT 5 (meters)

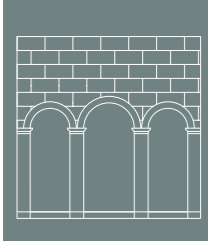
Reception/	
Kitchen	5.4 x 4.5m
Hallway	5.6 x 1.5m
Utility	1 x 2m
Cloaks	1 x 1m
Bathroom	1.7 x 2.5m
Bedroom 1	3.5 x 4m
En Suite	2.1 x 2.2m
Bedroom 2	2.8 x 4m

FLAT 6 (meters)

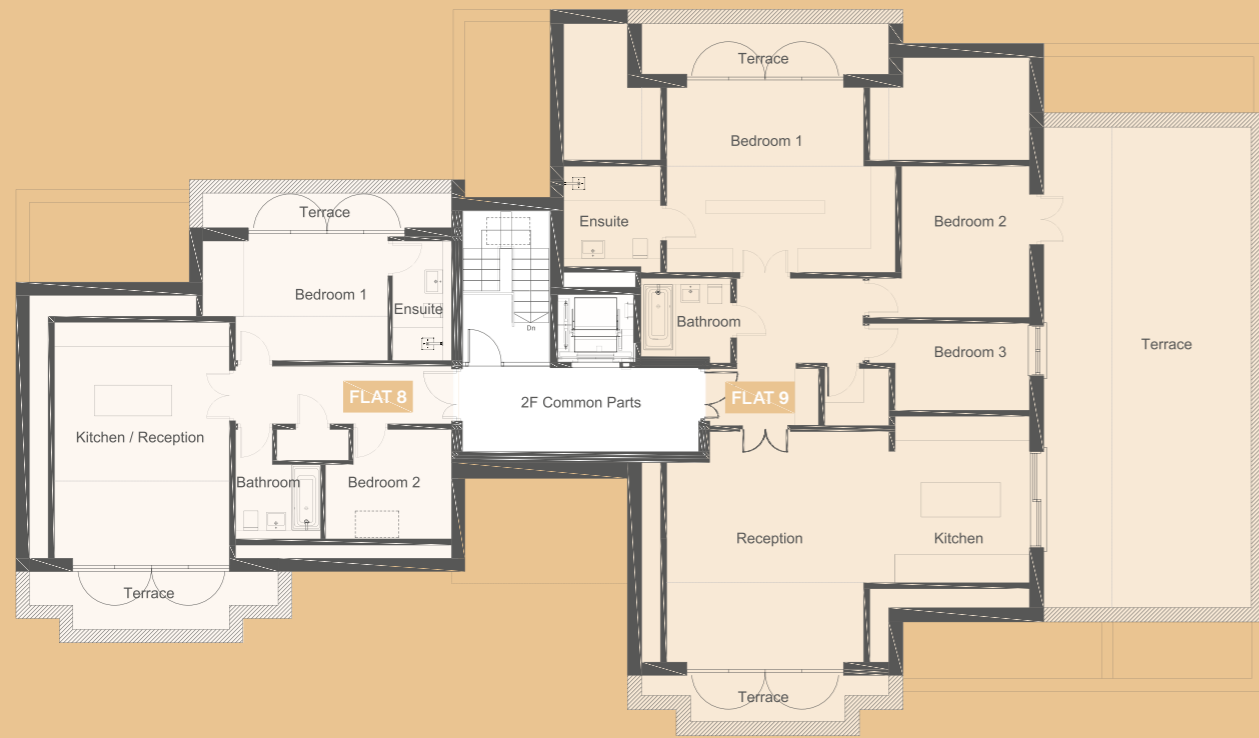
Reception/	
kitchen	4.5 x 5.5m
Hallway	12 x 1.5m
Utility	1 x 2m
Cloaks	1 x 1m
Bathroom	1.7 x 2.5m
Bedroom 1	3.6 x 2.2m
En Suite	2.1 x 2.2m
WIW	1 x 1.4m
Bedroom 2	2.1 x 4m

FLAT 7 (meters)

Reception/	
Kitchen	4.7 x 5.6m
Hallway	4.6 x 2.6m
Utility	1 x 2m
Cloaks	1 x 1m
Bathroom	1.7 x 2.5m
Bedroom 1	3 x 3.6m
En Suite	2.1 x 2.2m
Bedroom 2	2.5 x 4.8m



Second Floor Plan



FLAT 8 (meters)

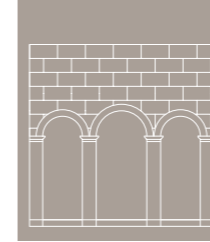
Reception/	
Kitchen	4.5 x 6.5m
Hallway	5.6 x 1.5m
Utility	1 x 2m
Bathroom	1.7 x 2.5m
Bedroom 1	3.8 x 3.3m
En Suite	3.1 x 3.5m
Bedroom 2	2.1 x 4m

FLAT 9 (meters)

Reception	5.3 x 5.3m
Kitchen	3.5 x 5.7m
Hallway	4.6 x 2.6m
Utility	1 x 2m
Cloaks	1 x 1m
Bathroom	1.7 x 2.5m
Bedroom 1	6.3 x 5m
En Suite	3.1 x 3.5m
Bedroom 2	4.1 x 3.8m
Bedroom 3	4.1 x 2.1m

IMPORTANT NOTICE: 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. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations.

Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. 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.



It's all in the detail

Kitchen

The timeless kitchen includes high quality features and appliances, including:

- Contemporary quality kitchen designed by Häcker featuring soft close units with clever storage solutions and hand-finished quartz worktops and upstands
- Siemens appliances including built-in oven, integrated microwave, dishwasher and washer dryer, 5 burner glass topped gas hob, stainless steel extractor fans and full height fridge/freezer
- Blanco stainless steel sink with cut-in drainers and chrome mixer taps

Bathroom, en-suite and cloakroom

Relax and unwind in your elegant white Ideal Standard bathroom with contemporary chrome fittings throughout as well as:

- Thermostatic mixers with low profile shower trays with glass and stainless-steel enclosures
- Luxury Italian porcelain wall and floor tiles
- Shaving points
- Individually switched, twin circuit LED lighting
- Chrome heated towel rail with thermostatic control
- Mirrors fitted in all bathrooms and cloakrooms

Home entertainment and communication

- Each apartment is fully wired for Satellite Sky+ and Freeview
- Media plates providing connectivity to your audio-visual devices in the living/dining room and master bedroom
- High speed internet connection

Windows and doors

- Satin finish to skirting and architraves
- Solid oak veneer doors with chrome and brushed steel furniture fitted throughout
- Brand-new double-glazed steel windows fitted in every room
- Multi lock patio or balcony doors

Flooring

- Acoustic flooring applied in every room with all finishes laid on solid concrete floors
- Electric underfloor heating throughout
- Engineered wood flooring to kitchen, entrance hall, kitchen and lounge
- Bedrooms are finished with carpets

Outside areas & parking

- Individual allocated parking spaces for each apartment
- Electric vehicle charging points
- Landscaped communal grounds
- Covered bike store and storage

Safety and security

- Smoke, heat and CO2 detectors fitted as standard
- External doors and windows fitted with multi point locks
- Entrance gates and doors feature external lighting and secure key-pad entry systems

Environmental features

We take great pride in protecting our local environment and incorporate design features into our properties that use the latest technology and work to help conserve natural resources:

- High levels of wall, floor, roof and window insulation which limit heat loss during the winter
- A-rated kitchen appliances to reduce energy and water usage
- Dual flush mechanisms fitted in all toilets to reduce water use
- Low energy light fittings in all homes
- PV Panels on the roof to reduce energy bills
- Bio basin communal rainwater drainage solution
- Recycling bins

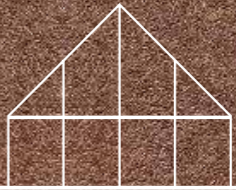
Warranty

- All homes come with a 10 Year Structural Building Warranty provided by Advantage Home Construction Insurance

Management

- An estate management company will be appointed to manage the maintenance of all communal areas including landscaping of any shared grounds. A yearly charge applies to each resident (see sales consultant for details).



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BEAUTIFULLY APPOINTED HOMES.
PROMINENT IN STYLE. THE GABLES IS YOUR
PLATFORM FOR EXCEPTIONAL LIVING.



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