



WARWICK HOUSE

LONDON EN4



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**A BOUTIQUE COLLECTION OF EXQUISITE HOMES IN AN EXCEPTIONAL LOCATION.**

Discover a hidden gem in desirable North London. Warwick House comprises just eleven luxury one, two and three bedroom apartments in an elegant setting, designed to the highest standards of bespoke specification.



*CLOSE TO  
LONDON,  
CLOSER STILL  
TO THE  
COUNTRYSIDE*

COMPUTER GENERATED IMAGE

Warwick House has a best-of-both-worlds location in Cockfosters, where the northern edge of the London suburbs merges into the Hertfordshire countryside.

This exclusive, private development is perfect for those looking for the convenience of apartment living combined with semi-rural surroundings, excellent local shops and services, and direct Underground connections into central London.

## A PRESTIGIOUS LOCATION

Cockfosters Road, the address for Warwick House, is a direct route from Cockfosters to the M25, yet retains the air of a country lane, its large detached residences discreetly screened by hedges.

Warwick House adds a contemporary note to the neighbourhood, standing back from the road in its own gated grounds, which include residents' parking and residents' garden. The view to the front is of gently rolling farmland, and to the rear are the velvet greens and bunkers of Hadley Wood golf club.

Each of the spacious apartments has a private terrace or balcony for enjoying these open green surroundings, and an internal specification designed to meet the expectations of the most discerning purchaser.



## COCKFOSTERS FOR *DINING* & *SHOPPING*

Just two minutes' drive takes you to the southern end of Cockfosters Road, the local hub for shops and dining, with the convenience of the Tube station.

Food shopping is covered by the a choice of supermarkets and by Fio's Food Centre, a large deli with an extensive range of European specialities, such as fresh bread, meat, fruit, vegetables and wine. There are also independent bakeries, a fishmonger, plus hairdressers, clothes boutiques, takeaways and coffee shops.



**LEFT**  
*Middey's Brasserie,*  
*Cockfosters Parade*

**OPPOSITE PAGE**  
*Deraliye Restaurant,*  
*Cockfosters Road*

Cockfosters has an eclectic restaurant scene. Start the day with a healthy breakfast at Power of Health, or stylish Marlo's Kitchen & Lounge has an extensive menu of light and main meals. There are plenty of Mediterranean options including the Greek Blue Olive, Italian Al Fresco, family-run Heddons Kitchen and Deserie meze restaurant, while Skewd Kitchen offers award-winning Turkish cuisine. Other highlights include French bistro La Petite Auberge and Middey's Brasserie, where you can enjoy relaxed dining in a retro setting.



# THE COUNTRYSIDE AROUND YOU

If golf is your passion, one of the great advantages of living in Warwick House is that you are just three minutes' drive from Hadley Wood Golf Club.



**RIGHT**  
*Hadley Wood Golf Club, Beech Hill*

**OPPOSITE PAGE**  
*Covert Way Nature Reserve*



Its challenging course is set in 265 acres of parkland, presided over by the imposing clubhouse mansion. Other local destinations for golfers include The Shire London and Trent Park Golf Club. Clubs for hockey, tennis, rugby, horse riding and running also abound in the area.

Perhaps you'd simply prefer to enjoy a relaxing stroll or bike ride, or a chance to observe nature at close quarters. If so, this is an area rich in opportunity. Trent

Country Park provides miles of routes in its 413 unspoilt acres, and Monken Hadley Common, part of ancient Enfield Chase, is a wildlife haven, as is the adjacent Covert Way Nature Reserve.

If you're a serious walker, you can join a section of the waymarked London LOOP at Cockfosters. Going east will take you towards Enfield Lock, and west through Barnet as far as Borehamwood, going through parkland and open countryside in both directions.

# SUPERB AMENITIES ON YOUR DOORSTEP



## SHOPPING

- 1 Story 1.1 miles
- 2 Raphael's Bakery 1.1 miles
- 3 Burgeon Floral Design 1.1 miles
- 4 Le Poisson 1.1 miles
- 5 Sainsbury's Local 1.2 miles
- 6 Cockfosters Deli 1.2 miles
- 7 Coco Ivy 1.2 miles
- 8 Sergio Menswear 1.3 miles
- 9 Deli Italiano 2.1 miles
- 10 The Spires Shopping Centre 2.6 miles



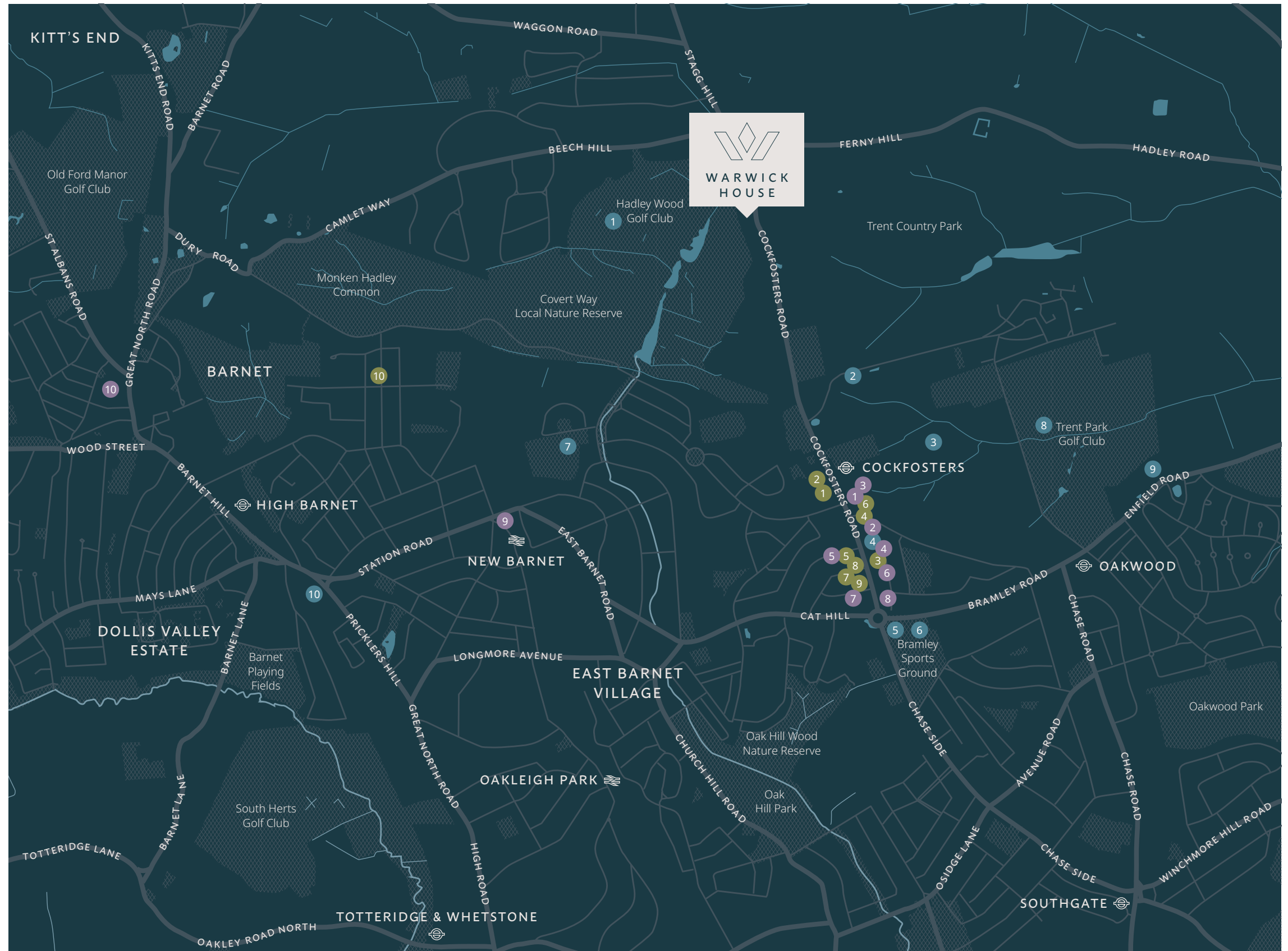
## DINING

- 1 Skewd Kitchen 1.0 miles
- 2 Middey's Brasserie 1.0 miles
- 3 The Blue Olive 1.1 miles
- 4 Deraliye 1.1 miles
- 5 Prezzo Italian 1.1 miles
- 6 Marlo's 1.1 miles
- 7 La Petite Auberge 1.2 miles
- 8 Power of Health 1.2 miles
- 9 Heddon's Kitchen 1.2 miles
- 10 Claw Steak Burger & Lobster 2.0 miles



## LEISURE

- 1 Hadley Wood Golf Club 0.7 miles
- 2 Go Ape Cockfosters 0.7 miles
- 3 Butterfly Meadows 1.0 miles
- 4 The Fit Factory 1.1 miles
- 5 Chickenshed Theatre 1.5 miles
- 6 Old Minchendenians Cricket Club 1.6 miles
- 7 New Barnet Leisure Centre 1.7 miles
- 8 Trent Park Golf Club 2.0 miles
- 9 Trent Park Equestrian Centre 2.3 miles
- 10 Everyman Theatre 2.7 miles



# STAY CONNECTED, ROAD & RAIL



**RIGHT**  
*Be in the heart of  
the capital within  
half an hour*



Warwick House is ideally placed less than one mile from Cockfosters Underground Station. From here, the Piccadilly line is a direct route to King's Cross St Pancras International and the West End.

Alternatively, Hadley Wood National Rail station offers connections to King's Cross with tube interchanges at Finsbury Park and Highbury and Islington along the way.

This section of the Piccadilly line is also part of the Night Tube, with trains running between Cockfosters and Heathrow Terminal 5 every 10 minutes through Friday and Saturday nights.

For driving, you couldn't be better placed. The M25 Potters Bar (junction 24) is less than 2 miles away, leading to connections for the A1 and M1.



**SENSE OF ARRIVAL**

*Warwick House is designed to impress from the moment you enter. The arrival foyer has feature flooring and lighting, and a range of lockable storage cabinets for residents.*

*Step into the lift and communal lobby and the exclusive mood continues, with a lift of bespoke design and feature LED scene lighting.*



COMPUTER GENERATED IMAGE

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SUPERBLY STYLISH

*This open plan space showcases many of the features that make Warwick House uniquely special: Moduleo herringbone flooring with a brushed brass border insert, feature ceiling coffers and wall lighting, integrated ceiling speakers, bespoke architraves and skirtings, and modish brushed brass door furniture.*



**HEART OF THE HOME**

*The superb kitchen is a pleasure to be in, with its bespoke cabinets in a sophisticated moss green and taupe palette, set off by polished quartz worktops. A full range of appliances includes a ceramic hob set into the sociable island unit, and a wine cooler.*



COMPUTER GENERATED IMAGE



CALM AND SERENE

The bedrooms are carpeted and, like the whole apartment, have luxurious underfloor heating. Note the feature coffer lighting, which can be controlled remotely.



COMPUTER GENERATED IMAGE

**BATHING BEAUTY**

*The en suites, bathrooms and powder rooms are elegant spaces with an opulent look, created by oversized onyx tiles, toning vanity units and taps and fittings in the latest brushed brass finish. Bespoke niches with LED mood lighting keep all your bathroom essentials to hand.*

## SPECIFICATION

### DESIGN & CONSTRUCTION

- Solid concrete floors throughout
- Solar panels
- Decorative stone detailing to front and rear elevations
- Aesthetic window louvre design to front elevation
- High quality aluminium windows and external doors

### MAIN ARRIVAL FOYER

- Feature floor
- Feature decorative lighting
- Allocated lockable storage cabinets for all residents.
- Allocated media hub for CCTV housing

### LIFT & COMMUNAL LOBBY

- Bespoke lift cart for Warwick House serving each floor
- High quality woven vinyl carpet
- Feature LED scene lighting

### INTERIOR FINISHES

- Herringbone Moduleo flooring with brushed brass border insert
- Bespoke architraves and skirting
- Brushed brass ironmongery
- High quality carpet to all bedrooms
- Fitted wardrobes to selected rooms

### KITCHENS & UTILITY ROOMS

- Bespoke Moss Green satin lacquer handle-less base and tall units
- Taupe satin lacquer handle-less wall units
- Recessed LED strip lighting
- Siemens integrated 70/30 fridge freezer
- Full size Siemens integrated dishwasher
- Siemens integrated washing machine
- Siemens integrated oven
- Siemens integrated microwave
- Bora ceramic hob
- Caple wine cooler
- Artscut Calacatta Oro polished 20mm quartz worktops (main kitchens)
- Uno Bianco matt units (utility rooms)
- Artscut Bianco Carrara polished 20mm quartz worktops (utility rooms)

### EN-SUITES, BATHROOMS & POWDER ROOMS

- Verde Onyx oversized slabs to en-suite feature wall.
- Champagne Onyx 600x600mm tiles to en-suite walls and floors
- Pink Onyx 750x750mm tiles to all bathrooms
- Bespoke wall covering to all powder rooms
- Soft close wall hung WC pan
- Brushed brass flush plate
- Brushed brass mixer taps
- 3-way brushed brass thermostatic mixer
- Slimline brushed brass shower head 200x2mm
- Slimline brushed brass shower handset
- Brushed brass towel rails 1000x500mm
- Bespoke vanity units
- Single ended full soak bathtubs
- Brushed brass fixtures and fittings
- Bespoke niches with LED mood lighting
- Shaver point to bathrooms and en suites

### LIGHTING & TECHNOLOGY

- Bespoke lighting design layouts to all apartments
- Feature ceiling coffers
- Feature wall lighting
- LED scene lighting to communal lobby and main foyer areas
- PIR lighting where appropriate
- Integrated Denon ceiling speakers to selected rooms
- CAT 6 Wiring throughout
- Telephone and data points to principal rooms
- Television points to principal reception rooms and bedrooms
- Fibre optic internet connectivity
- Prewired for Sky Q
- Rako mood lighting (fully compatible with smart devices handsets)

### HEATING

- Underfloor heating to all areas within the apartments
- Individual room thermostats (fully compatible with smart device handsets)

### GARDEN, BALCONIES & TERRACES

- Bespoke landscape design exclusive to Warwick House
- External feature lighting
- Bespoke black steel balustrades
- Specialist exterior flooring
- Communal gardens

### SECURITY

- Video entry system to operate private entry/exit to Warwick House
- Individual zoned intruder alarm systems installed to each apartment
- Mains operated smoke detectors
- External lighting to selected areas
- External CCTV to selected areas

### CAR PARK & STORAGE

- Secure allocated surface parking for each resident & visitor bay
- EV charging points to all parking spaces
- Secure bike store for residents

### MANAGEMENT COMPANY

- A management company will be appointed to administer the effective operation and maintenance of all communal facilities at Warwick House. A service charge will be levied and apportioned to each apartment.

### LEASE

- 250 years with a peppercorn ground rent and share of freehold

### NEW BUILD WARRANTY

- ICW 10 year new build warranty



LOWER GROUND FLOOR

APARTMENT 1

One bedroom apartment

84 sq m | 904 sq ft

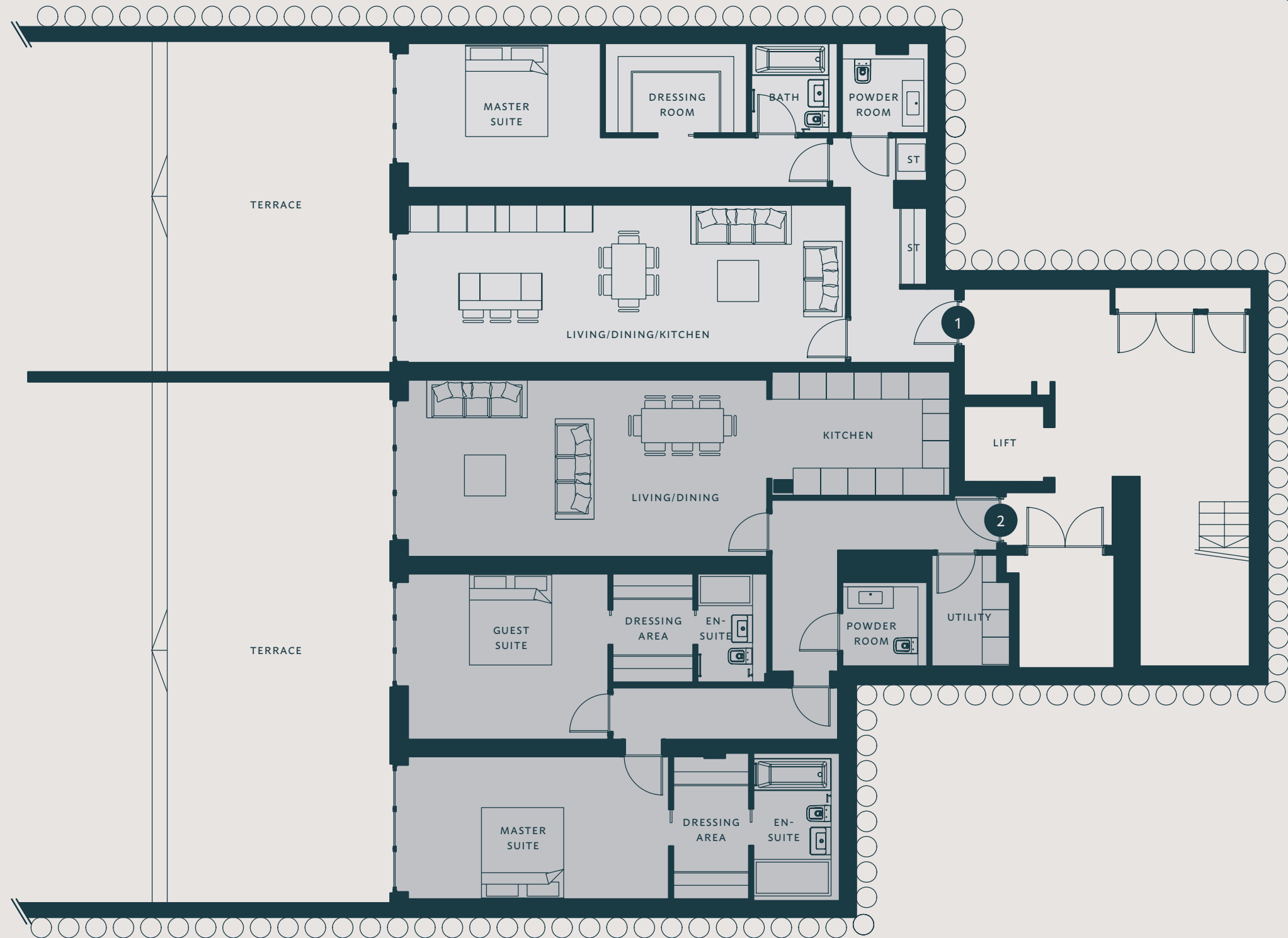
Living/dining/kitchen	9.6m × 3.5m	31'6" × 11'8"
Powder room	1.8m × 1.6m	5'11" × 5'3"
Master suite	4.2m × 3.1m	13'9" × 10'2"
Dressing room	3.1m × 1.9m	10'2" × 6'3"
Bathroom	2.0m × 1.7m	6'7" × 5'7"
Terrace	9.7m × 7.2m	31'8" × 23'6"

APARTMENT 2

Two bedroom apartment

132 sq m | 1,421 sq ft

Living/dining/kitchen	11.8m × 4.0m	38'8" × 13'1"
Powder room	1.7m × 1.7m	5'7" × 5'7"
Utility room	2.4m × 1.7m	7'10" × 5'7"
Master suite	4.4m × 3.6m	14'5" × 11'10"
Dressing area	2.4m × 1.8m	7'10" × 5'11"
En-suite	2.4m × 1.2m	7'10" × 3'11"
Guest suite	5.7m × 3.1m	18'8" × 10'2"
Dressing area	3.1m × 1.7m	10'2" × 5'7"
En-suite	3.2m × 1.9m	10'6" × 6'3"
Terrace	9.7m × 11.4m	31'8" × 37'4"



PR Powder room  
 W Fitted wardrobe  
 ST Store



**GROUND FLOOR**

**APARTMENT 3**

*Two bedroom apartment*

83 sq m | 893 sq ft

Living/dining/kitchen	8.0m × 3.3m	26'3" × 10'10"
Utility room	2.5m × 1.5m	8'2" × 4'11"
Master suite	4.7m × 4.3m	15'5" × 14'1"
En-suite	2.8m × 1.7m	9'2" × 5'7"
Guest suite	4.9m × 2.8m	16'1" × 9'2"
Bathroom	2.3m × 2.0m	7'6" × 6'7"
Terrace	10.0m × 3.0m	32'10" × 9'11"

**APARTMENT 4**

*Three bedroom apartment*

101 sq m | 1,087 sq ft

Living/dining/kitchen	7.3m × 6.1m	23'11" × 20'
Storage	2.3m × 2.3m	7'6" × 7'6"
Utility room	2.4m × 1.5m	7'10" × 4'11"
Master suite	4.6m × 3.9m	15'1" × 12'9"
En-suite	2.2m × 1.6m	7'3" × 5'3"
Guest suite one	4.5m × 2.8m	14'9" × 9'2"
Guest suite two	3.3m × 2.3m	10'10" × 7'6"
Bathroom	2.2m × 1.9m	7'3" × 6'3"
Terrace	11.8 × 6.1m	38'8" × 20'

**APARTMENT 5**

*Two bedroom apartment*

87 sq m | 936 sq ft

Living/dining/kitchen	7.8m × 4.8m	25'7" × 15'9"
Master suite	4.2m × 2.7m	13'9" × 8'10"
Dressing area	1.9m × 1.2m	6'3" × 3'11"
En-suite	2.1m × 1.0m	6'11" × 3'3"
Guest suite	4.7m × 3.3m	15'5" × 10'10"
Bathroom	2.1m × 1.7m	6'11" × 5'7"
Terrace one	6.1m × 3.0m	20' × 9'10"
Terrace two	4.5m × 9.8m	14'8" × 32'2"



PR Powder room  
 W Fitted wardrobe  
 ST Store





## FIRST FLOOR

### APARTMENT 6

Two bedroom apartment

103 sq m | 1,109 sq ft

Living/dining/kitchen	10.1m × 4.6m	33'2" × 15'1"
Master suite	6.0m × 3.5m	19'8" × 11'6"
En-suite	2.0m × 1.2m	6'7" × 3'11"
Guest suite	6.0m × 4.4m	19'8" × 14'5"
Bathroom	2.2m × 1.7m	7'3" × 5'7"
Balcony	3.1m × 1.0m	10'2" × 3'3"

### APARTMENT 7

Three bedroom apartment

96 sq m | 1,033 sq ft

Living/dining/kitchen	6.9m × 5.9m	22'8" × 19'4"
Utility room	2.4m × 1.5m	7'10" × 4'11"
Master suite	3.9m × 3.5m	12'9" × 11'6"
En-suite	2.4m × 1.2m	7'10" × 3'11"
Guest suite one	4.6m × 2.8m	15'1" × 9'2"
Guest suite two	3.3m × 3.0m	10'10" × 9'10"
Bathroom	2.2m × 1.9m	7'3" × 6'3"
Balcony one	3.4m × 1.0m	11'2" × 3'3"
Balcony two	1.8m × 1.1m	5'11" × 3'7"

### APARTMENT 8

Two bedroom apartment

82 sq m | 883 sq ft

Living/dining/kitchen	6.7m × 4.8m	22' × 15'9"
Master suite	4.0m × 3.8m	13'1" × 12'6"
En-suite	2.4m × 1.9m	7'10" × 6'3"
Guest suite	4.2m × 2.5m	13'9" × 8'2"
Dressing area	1.9m × 1.2m	6'3" × 3'11"
Bathroom	2.1m × 1.7m	6'11" × 5'7"
Balcony	3.1m × 1.1m	10'2" × 3'7"



PR Powder room  
 W Fitted wardrobe  
 ST Store



## SECOND FLOOR

### APARTMENT 9

Two bedroom apartment

73 sq m | 786 sq ft

Living/dining/kitchen	8.1m × 4.5m	26'7" × 14'9"
Master suite	3.6m × 3.5m	11'10" × 11'6"
Guest suite	3.5m × 3.5m	11'6" × 11'6"
Bathroom	3.5m × 1.8m	11'6" × 5'11"
Balcony one	8.3m × 1.5m	27'3" × 4'11"
Balcony two	3.2m × 1.1m	10'6" × 3'7"

### APARTMENT 10

Two bedroom apartment

76 sq m | 818 sq ft

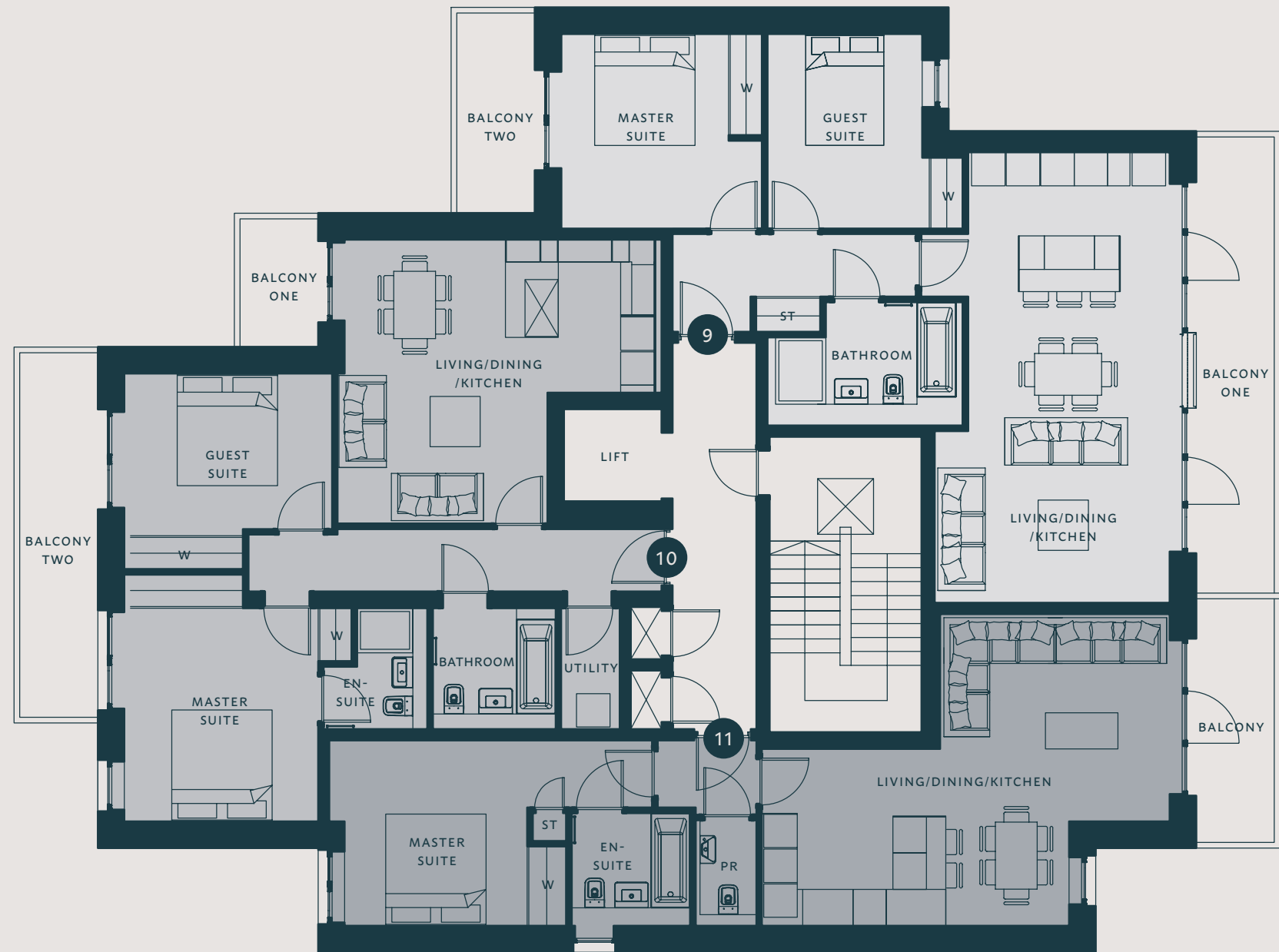
Living/dining/kitchen	5.6m × 5.1m	18'4" × 16'9"
Utility room	2.2m × 1.1m	7'3" × 3'7"
Master suite	4.4m × 4.1m	14'5" × 13'5"
En-suite	2.2m × 1.0m	7'3" × 3'3"
Guest suite	3.7m × 3.5m	12'2" × 11'6"
Bathroom	2.2m × 1.9m	7'3" × 6'3"
Balcony one	2.0m × 1.0m	6'7" × 3'3"
Balcony two	5.8m × 1.1m	3'7" × 19'

### APARTMENT 11

One bedroom apartment

56 sq m | 603 sq ft

Living/dining/kitchen	7.3m × 5.6m	23'11" × 18'4"
Master suite	5.8m × 3.3m	19' × 10'10"
En-suite	2.1m × 1.7m	6'11" × 5'7"
Powder room	1.7m × 1.0m	5'7" × 3'3"
Balcony	4.5m × 1.5m	4'11" × 14'9"



PR Powder room  
 W Fitted wardrobe  
 ST Store

## ABOUT THE *DEVELOPER*

Arco Developments is a private sector residential development company formed in 2013. The vision of the original directors was to create a recognised and easily identifiable brand that appeals to a specific audience through meaningful design.

Arco wishes to deliver the best schemes to the correct market from the outset, ensuring its services match its market segment. Furthermore, it differentiates itself from the rest by way of the detail work that goes into creating and developing its ideas, putting particular emphasis on the spatial awareness, the materials used, and how each of them is applied. It therefore funnels significant effort into working with its design team to get every element right.

Arco is incredibly passionate about what we do and our design ethos can be appreciated right through all of the intricate detailing in all the projects we deliver.

Details is the difference.

*Arco Developments*

Presented to you by Arco developments

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