



UPLANDS
PARK PLACE

ENFIELD

SHANLY
— HOMES —



Computer-generated image of Uplands Park Place.

Welcome to Uplands Park Place

An exclusive collection of nine luxury two and three-bedroom apartments, including a stylish duplex home and a fabulous penthouse situated within an exquisite apartment building in the heart of highly sought-after Enfield Chase.

Located off The Ridgeway, Uplands Park Road is a well-established leafy avenue lined with mature trees, and is just a short distance from Enfield town centre and Enfield Chase station.

The neighbourhood and surrounding area is renowned for its individual shops, boutiques, restaurants, bars and many parks amid the gentle rolling uplands of South Hertfordshire, fringing the greenbelt, just minutes from an Area of Outstanding Natural Beauty.





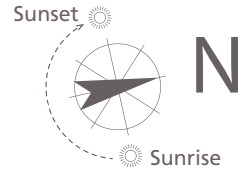
Lifestyle at Uplands Park Place

For discerning homeowners seeking the best that town and country living has to offer, Uplands Park Place is perfectly placed for you to enjoy an active life to the full, with a range of exceptional local amenities to choose from. For lovers of the great outdoors, many sports and leisure activities including golf and tennis are only minutes away. Some of the most highly regarded clubs and leisure facilities including Enfield and Bushey Park Golf Clubs, Enfield Tennis Club and Lee Valley Park, are all within the immediate vicinity.

The area has notable historical connections which are well documented and Enfield Old Town is greatly admired for its historic buildings, sense of community and easy-going charm.

Everything that you need is either within a 15 to 20 minute walk or five-minute drive, with excellent public transport ensuring a convenient and comfortable approach to everyday living. Local shops include Waitrose and Marks and Spencer, as well as excellent local restaurants, bars and a Champneys Spa.



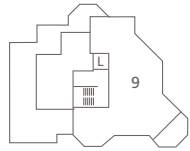


When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only.

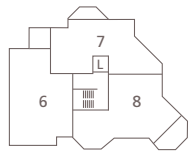
The Gardens

Apartment 1

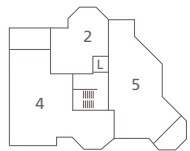
Ground Floor



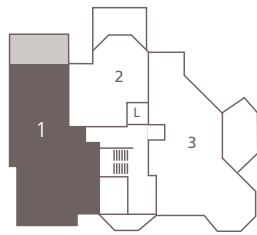
Third Floor



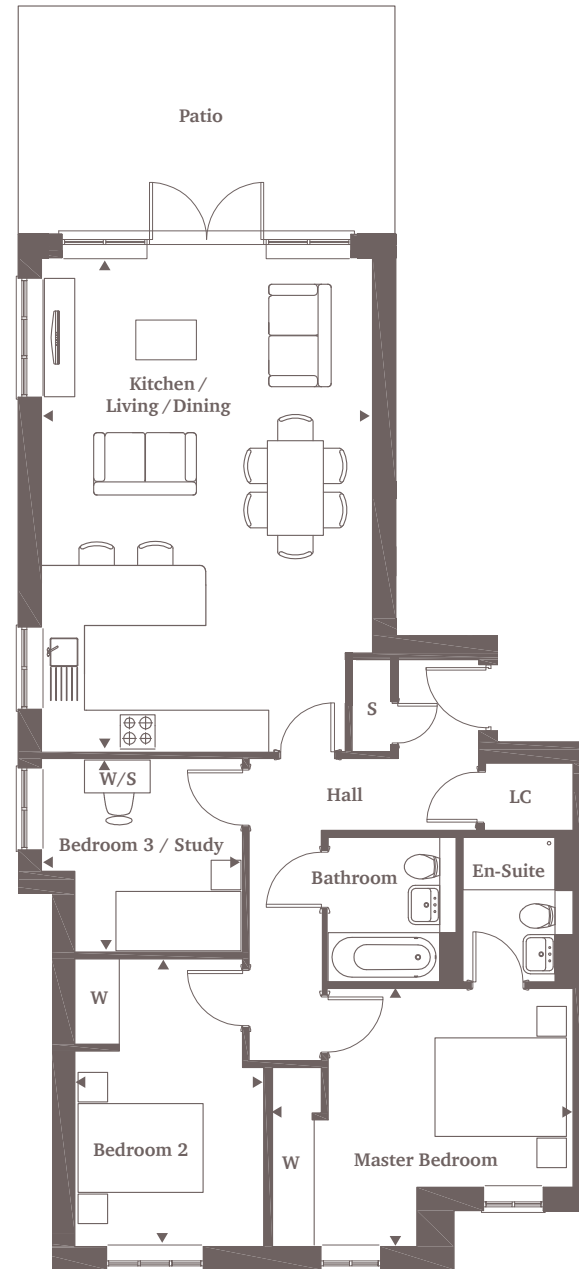
Second Floor



First Floor



Ground Floor



Three Bedroom Home 95.78 sq m, 1020 sq ft

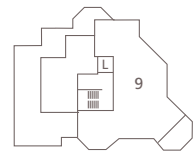
Kitchen/Living/ Dining Area	7.48m x 5.0m	25'5" x 16'4"
Master Bedroom	4.54m x 3.89m	14'10" x 12'9"
Bedroom 2	4.36m x 2.86m	14'3" x 9'5"
Bedroom 3 / Study	3.0m x 2.94m	9'10" x 9'8"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. W/S denotes workstation. L denotes lift. Please contact sales consultant for more information.

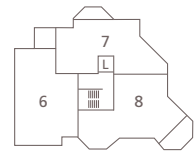
The Trent

Apartment 2

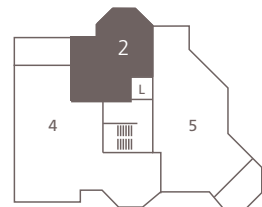
Ground and First Floor



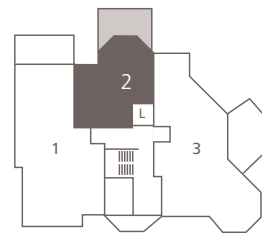
Third Floor



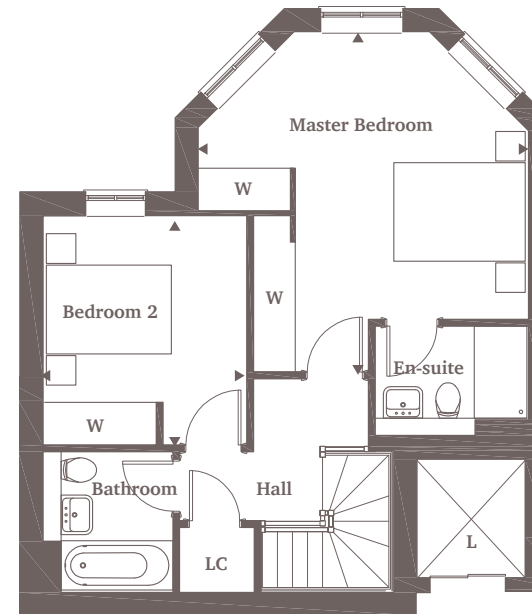
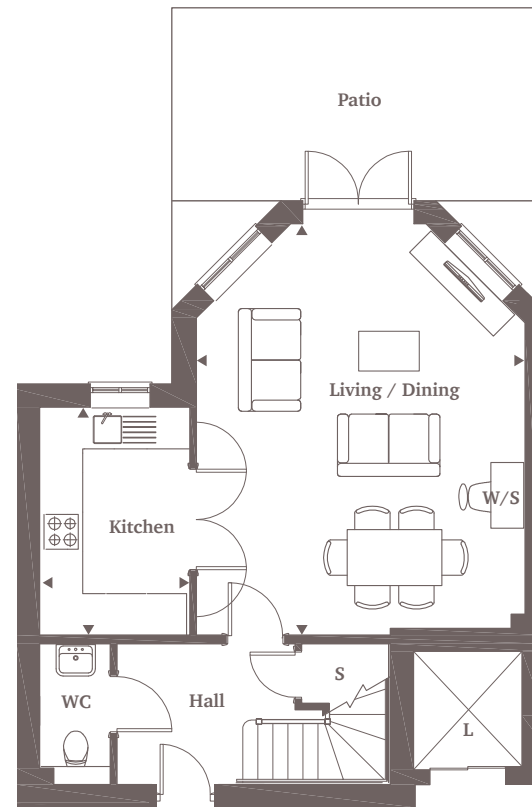
Second Floor



First Floor



Ground Floor



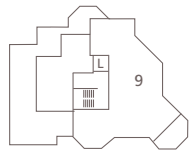
Two Bedroom Home 97.12 sq m, 1045 sq ft

Kitchen	3.44m x 2.24m	11'3" x 7'4"
Living/Dining Area	6.24m x 4.94m	20'6" x 16'2"
Master Bedroom	5.14m x 4.96m	16'10" x 16'3"
Bedroom 2	3.47m x 3.06m	11'4" x 10'1"

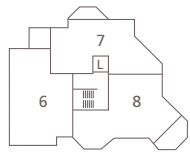
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The Pavilion

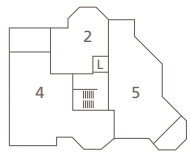
Apartment 3 Ground Floor



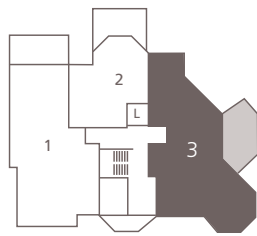
Third Floor



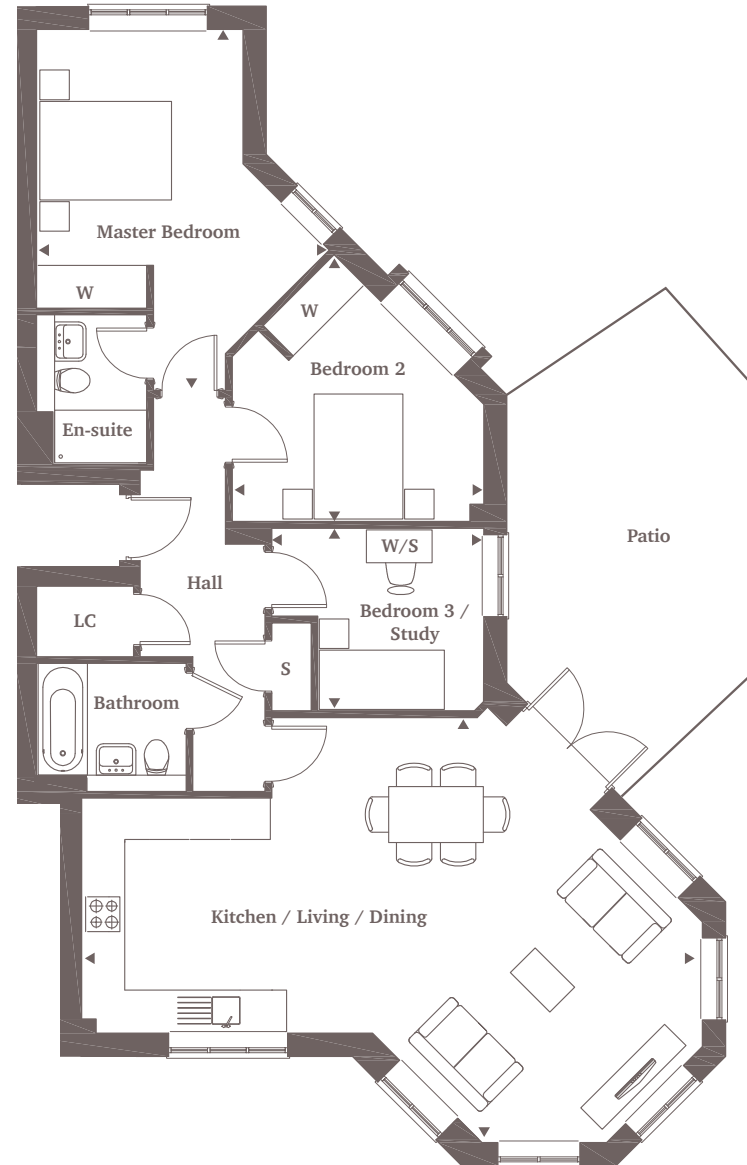
Second Floor



First Floor



Ground Floor



Three Bedroom Home 100.03 sq m, 1077 sq ft

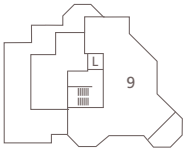
Kitchen/Living/ Dining Area	9.38m x 6.43m	30'9" x 21'1"
Master Bedroom	5.46m x 4.40m	17'11" x 14'5"
Bedroom 2	4.01m x 3.79m	13'2" x 12'5"
Bedroom 3	3.19m x 2.78m	10'6" x 9'1"

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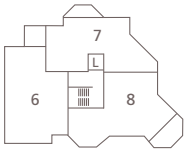
The Chase

Apartment 4

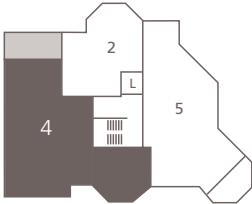
First Floor



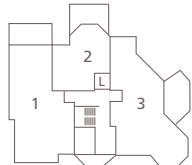
Third Floor



Second Floor



First Floor



Ground Floor



Three Bedroom Home 109.60 sq m, 1180 sq ft

Kitchen/Living/ Dining Area	8.02m x 4.99m	26'4" x 16'5"
Master Bedroom	4.95m x 4.91m	16'3" x 16'1"
Bedroom 2	4.05m x 3.10m	13'3" x 10'2"
Bedroom 3	2.85m x 2.47m	9'4" x 8'1"

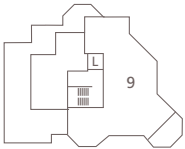
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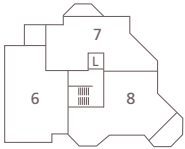
Show home photography of previous Shanly Homes development.

Tall Trees

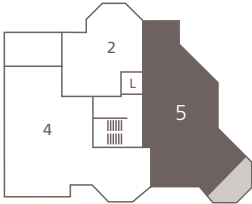
Apartment 5 First Floor



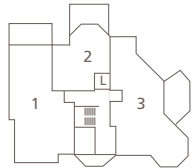
Third Floor



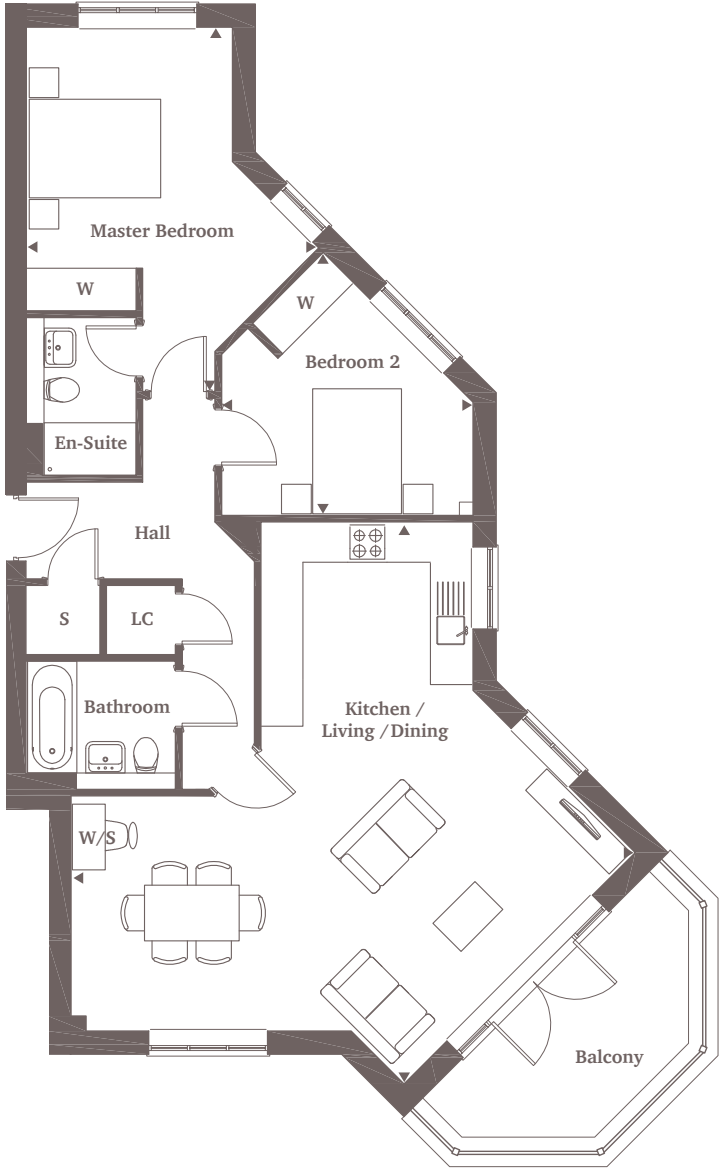
Second Floor



First Floor



Ground Floor



Two Bedroom Home 92.71sq m, 998sq ft

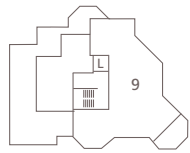
Kitchen/Living/ Dining Area	8.52m x 8.51m	27'11" x 27'11"
Master Bedroom	5.51m x 4.40m	18'1" x 14'5"
Bedroom 2	4.0m x 3.79m	13'1" x 12'5"

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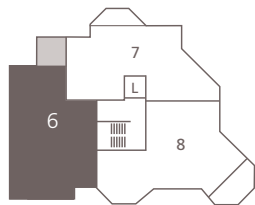
The Hadley

Apartment 6

Second Floor



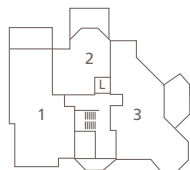
Third Floor



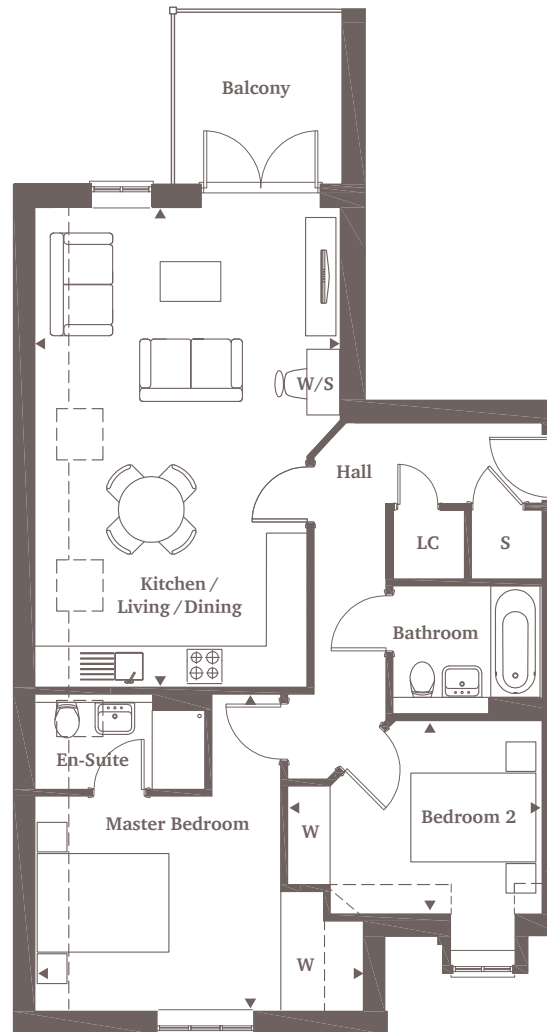
Second Floor



First Floor



Ground Floor



Two Bedroom Home

75.30 sq m, 810 sq ft

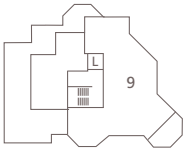
Kitchen/Living/ Dining Area	7.27m x 4.43m	23'10" x 14'6"
Master Bedroom	4.79m x 4.77m	15'9" x 15'8"
Bedroom 2	3.84m x 2.94m	12'7" x 9'8"

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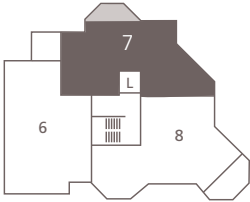
The Grove

Apartment 7

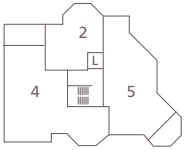
Second Floor



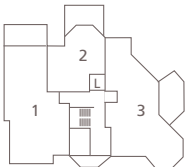
Third Floor



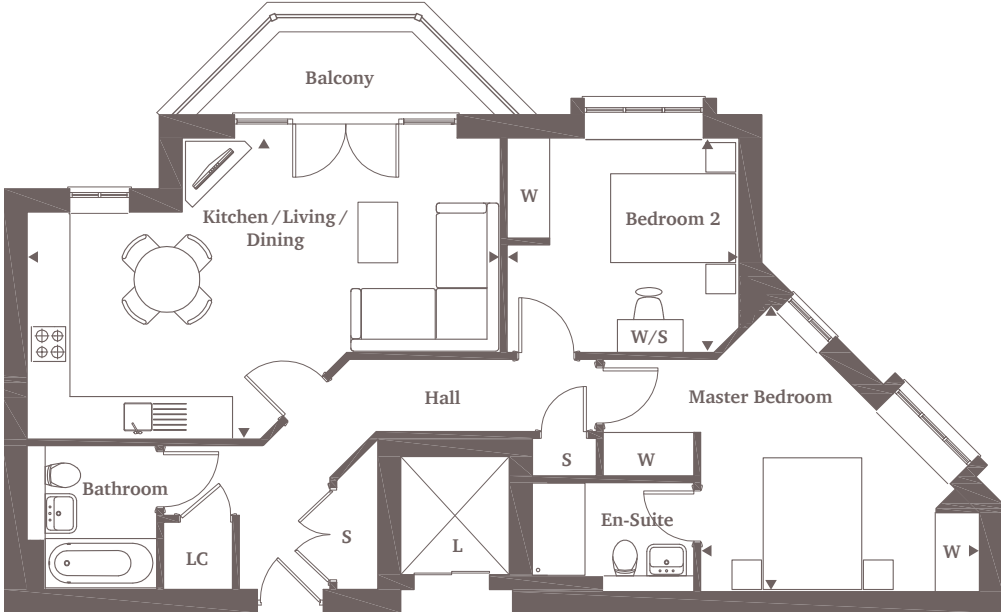
Second Floor



First Floor



Ground Floor

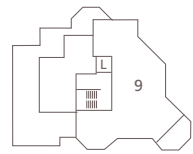


*Two Bedroom Home
76.24 sq m, 821 sq ft*

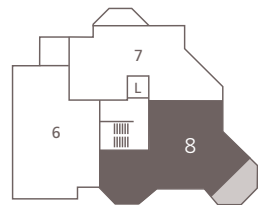
Kitchen/Living/ Dining Area	7.17m x 4.55m	23'6" x 14'11"
Master Bedroom	4.33m x 4.21m	14'2" x 13'10"
Bedroom 2	3.50m x 3.24m	11'6" x 10'8"

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The Firs
Apartment 8
Second Floor



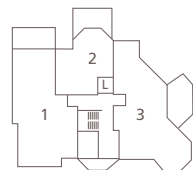
Third Floor



Second Floor



First Floor



Ground Floor



Two Bedroom Home
82.03 sq m, 883 sq ft

Kitchen/Living/ Dining Area	8.78m x 4.87m	28'10" x 16'0"
Master Bedroom	4.95m x 4.91m	16'3" x 16'1"
Bedroom 2	3.55m x 3.30m	11'8" x 10'10"

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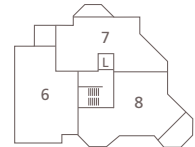
The Buckingham

Apartment 9

Third Floor



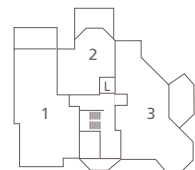
Third Floor



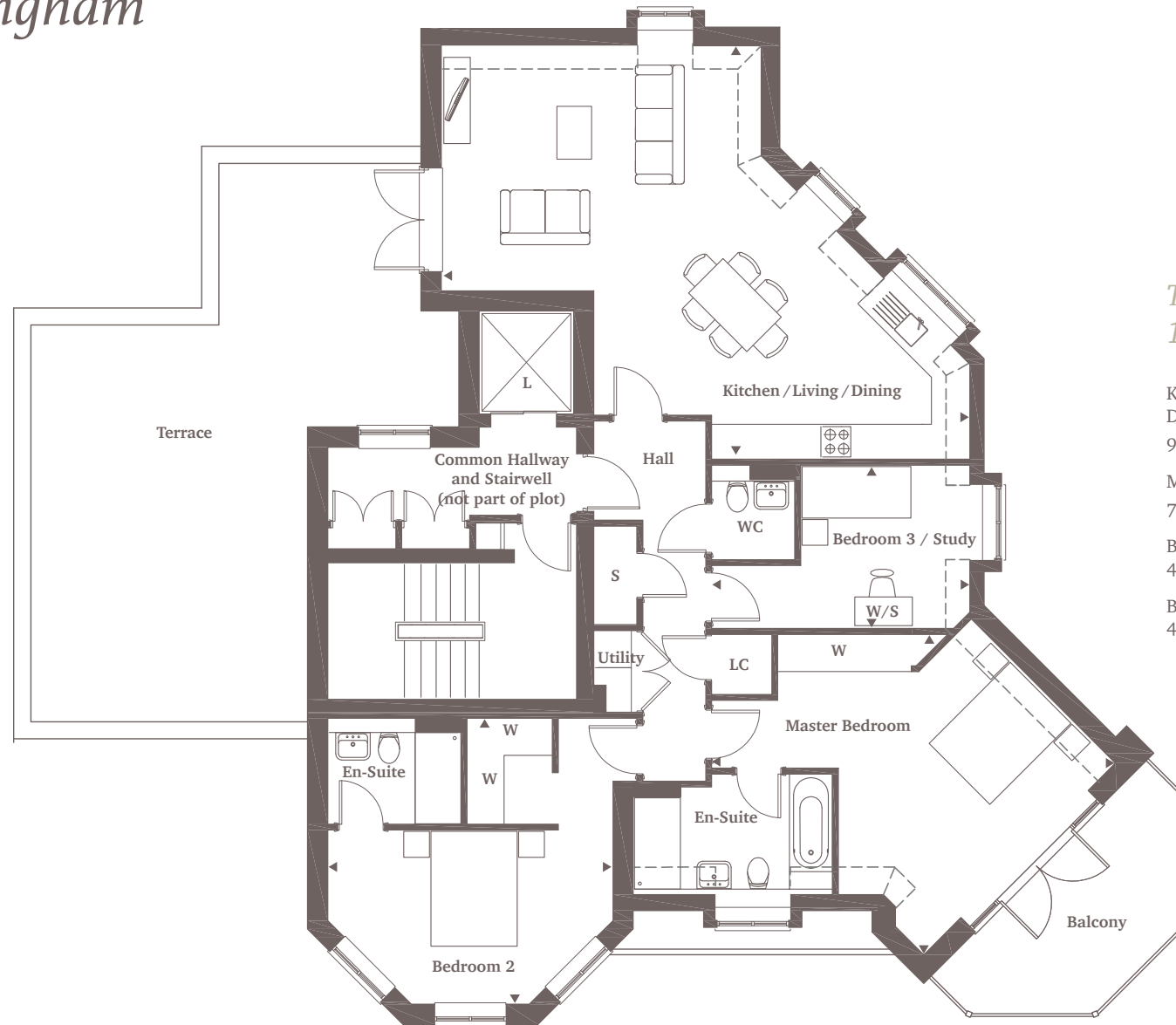
Second Floor



First Floor



Ground Floor



Three Bedroom Penthouse
114.95 sq m, 1237 sq ft

Kitchen/Living/ Dining Area	9.17m x 7.2m	30'1" x 23'7"
Master Bedroom	7.02m x 5.56m	23'0" x 18'3"
Bedroom 2	4.95m x 4.91m	16'3" x 16'1"
Bedroom 3	4.22m x 2.84m	13'10" x 9'4"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. W/S denotes workstation. L denotes lift. - - - - denotes 1.8m ceiling height. Please contact sales consultant for more information.



Computer-generated image of Uplands Park Place.



Show home photography of previous Shanly Homes development.

Stylish specification

Kitchen

- Contemporary Shaker kitchen units with stone worktop
- Quality branded appliances including:-
 - Siemens fan assisted oven
 - Siemens integrated microwave
 - Siemens gas hob
 - Kitchen extractor
 - Integrated fridge freezer
 - Integrated dishwasher
 - Integrated washer/dryer
- Stainless steel sink with mixer tap
- Recessed white downlighters
- Chrome plug sockets above worktops
- Chrome light switches

Bathroom and en-suite

- White porcelain sanitaryware with soft closing toilet seats
- Contemporary chrome brassware throughout
- Thermostatically controlled showers
- Tiled shower (wet room) enclosure
- Toughened glass and stainless steel shower enclosures
- Luxury Minoli wall and floor tiles
- Tiled recessed storage over the shower and bath enclosures in all bathrooms
- Vanity unit to family bathroom and en-suite
- Chrome heated towel rail
- Recessed LED downlights
- Shaver point



Show home photography of previous Shanly Homes development.

Interior

- Underfloor heating throughout the apartment
- Multipoint-locking front door
- Double glazed white PVCu windows providing a high level of thermal insulation and reduced heat loss. All windows have security locks
- Painted doors with chrome handles
- Media plates providing connectivity to your audio visual devices in the living/ dining room and master bedroom
- Wired for SkyQ and terrestrial television (Sky account required)
- Fitted wardrobes with shelf and hanging rail to master bedrooms and bedroom 2
- Contemporary two step skirting architrave
- Smooth plaster finish to walls and ceilings with emulsion matt paint. All non-pre-finished timbers receive a gloss finish
- Mains powered smoke detectors with battery back-up
- Lift to each floor
- BT Fibre to the premises (BT account required)

Exterior

- Covered communal entrance
- Video entry system to all apartments
- Natural Indian Sandstone to footpaths and patio areas
- Outside lights to private terrace and balcony areas
- Private parking
- External bin store
- Cycle store

Environmental features at Uplands Park Place

We take responsibilities to our environment very seriously and aim to incorporate the latest technology to conserve natural resources.

- Energy-efficient, thermostatically controlled gas central heating and A-rated boiler to reduce gas usage and carbon emissions
- High levels of wall, floor and roof insulation to limit heat loss
- Energy-efficient kitchen appliances to reduce energy and water consumption
- Dual-flush mechanisms to all toilets to reduce water consumption
- 100 per cent low-energy light fittings
- Electrical car charging points, subject to user charges



Staying connected to the capital

Enfield benefits from that rare combination of being part of the capital, yet a town with its own distinct identity and welcoming local community. With excellent road and rail transport links (31 minutes to Liverpool Street), life at Uplands Park Place means all the great things about Central London are within easy reach.

West End shopping, cultural trips, river walks and visits to the theatres, venues and restaurants – the choice is endless. But for every city centre attraction, it's also reassuring to know that the tranquillity and calm of your new apartment is never far away.





King's College Chapel, Cambridge



Southend on Sea, Essex



Enfield



St Albans Cathedral

Enfield Chase and beyond

Uplands Park Place makes the most of its excellent location, enabling easy access to historic towns including Barnet, St Albans, Hertford and Cambridge via the M25, M1 and M11. Stansted Airport and the rolling hills of North East Essex, with their ancient towns, are also within easy reach.

Getting away from it all could not be easier, with a location that makes leaving the capital and taking much-needed getaways further afield so convenient.

Travel to the North via the M1 and M11 is possible without the stress of lengthy cross town expeditions with the M25 close by. Short break treats are made all the more convenient with Kent and the channel crossing allowing easy access to continental Europe.





Thameside, Windsor



Elva Lodge, Maidenhead



Quinn Lodge, Sutton



Chesterton Manor, Beaconsfield

Our commitment to you

Your Home

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high-specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East. All our new homes benefit from an industry recognised 10-year insurance backed guarantee.

Your Environment

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

Through our partnership with the Woodland Trust, we plant 10 trees for every apartment we build and 20 trees for every house. The trees are planted in some of their 1,000 woods and we are proud to support them in their mission to double the amount of native woodland covering the UK.

From the procurement of energy efficient and sustainable materials to the use of thermal efficient methods of build and effective disposal of

waste, our team work hard to ensure that we minimise the environmental impact of our operations without compromising on quality.

Our partnership with Community Wood Recycling is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, re-sold or recycled.

We are committed to making life easier for the wildlife living within our natural habitats so we fit bird boxes in the gardens and communal areas of all our developments and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life.

We pay for a year-long RSPB subscription for our new homes customers which enables them to visit any RSPB centre in the UK free-of charge plus receive newsletters and updates from the RSPB.

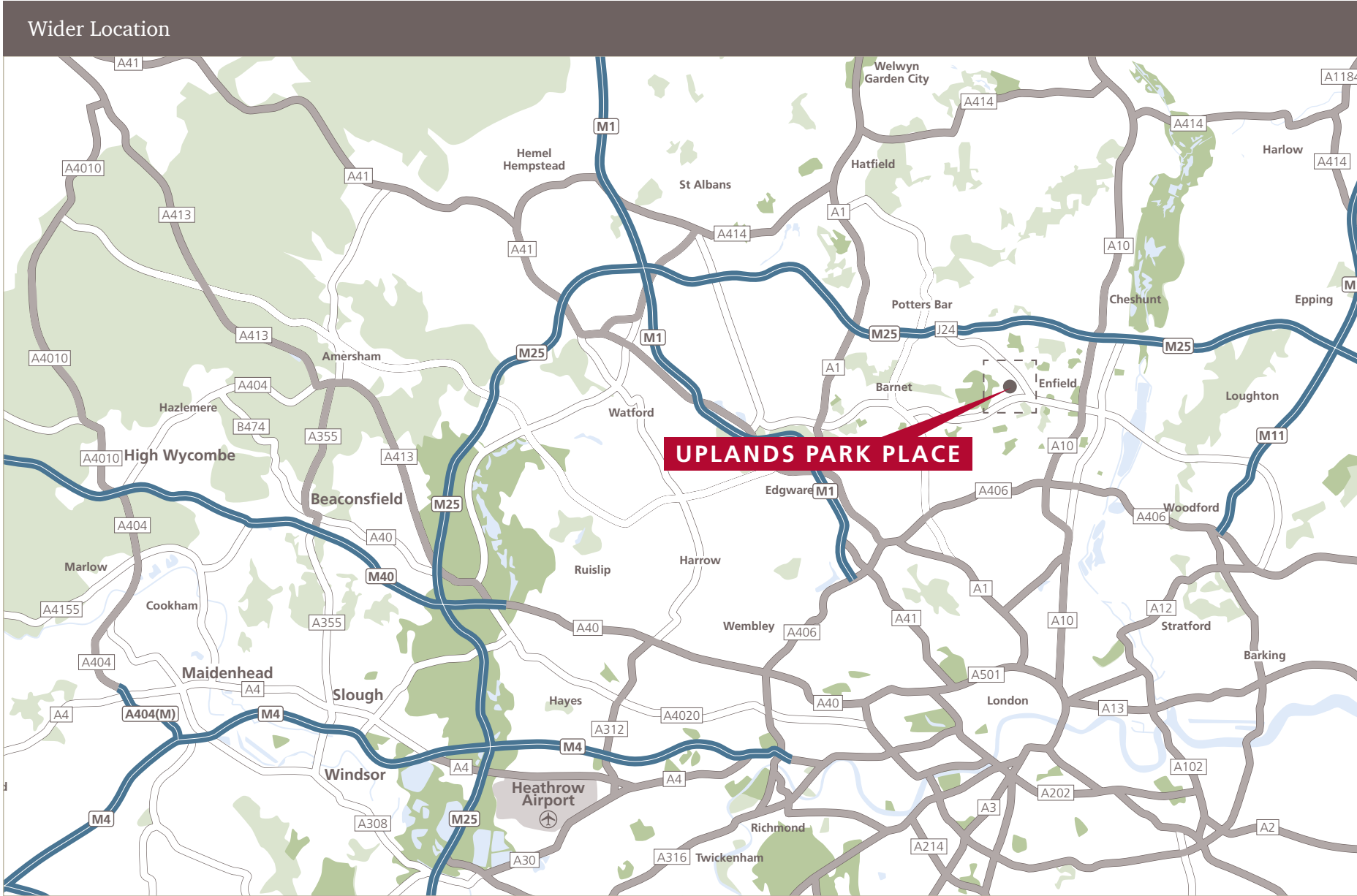
We also provide ongoing financial support to Plant Heritage to conserve the diversity of garden plants for people to use and enjoy.

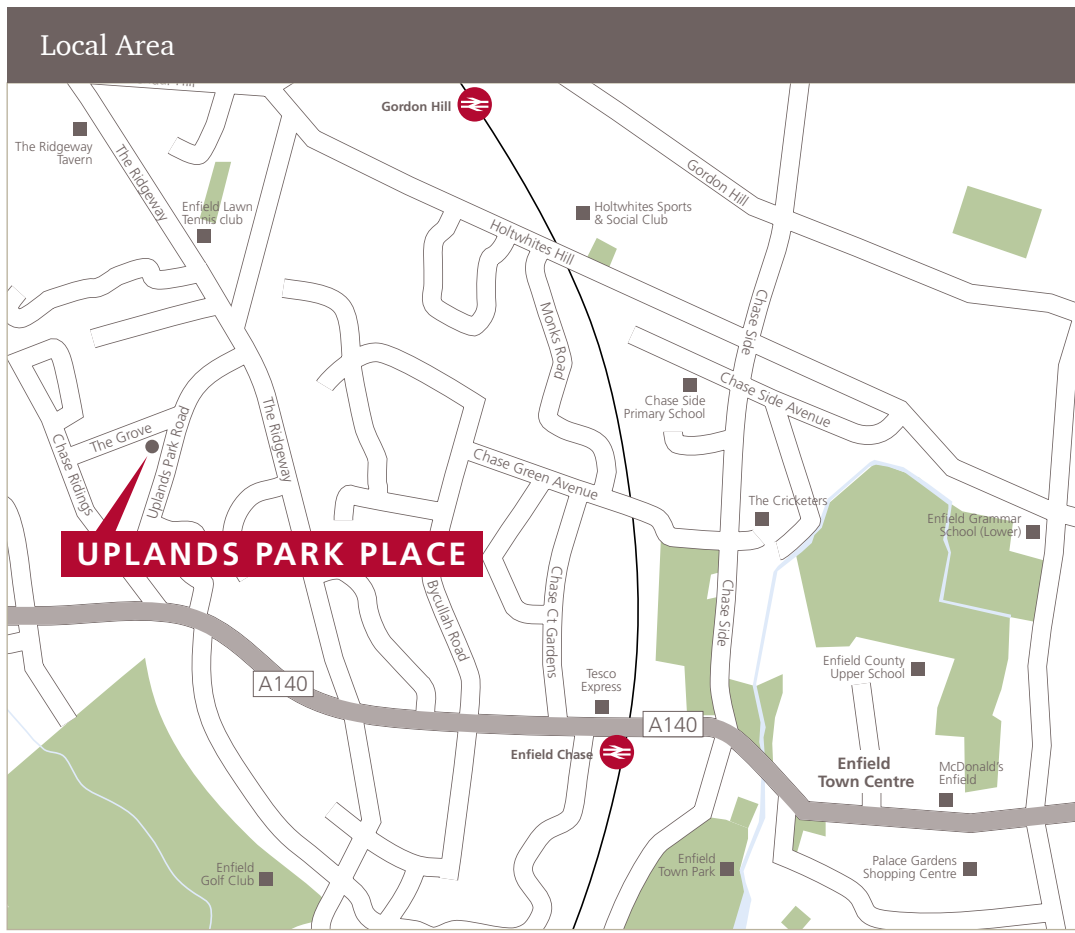
Your Community

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation, which is financed entirely by the profits generated by the Shanly Group of companies.

To date Shanly Group and Shanly Foundation have contributed in excess of £25m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.







Travel time by rail (from Enfield Chase Station)

Finsbury Park	19 mins
Kings Cross	32 mins
Moorgate	35 mins

Distance by road (from Uplands Park Place)

Enfield Chase Station	3 mins
Enfield Waitrose	8 mins
Stansted Airport	40 mins

Distance by foot (from Uplands Park Place)

Enfield Lawn Tennis Club	5 mins
Enfield Chase Station	13 mins
Enfield Golf Club	18 mins
Enfield Town Centre	25 mins



shanlyhomes.com

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