



LIGHTFIELD

HIGH ST. BARNET. LONDON

THE HOUSES

SHANLY
HOMES



LIGHTFIELD

HIGH ST. BARNET

SEE BARNET IN A NEW LIGHT

DISCOVER YOUR ENVIABLE LIFESTYLE
AT LIGHTFIELD IN THIS GREENEST
OF BOROUGH, WITH EVERYTHING
YOU WANT CLOSE BY, YET JUST
30 MINUTES FROM THE CITY.



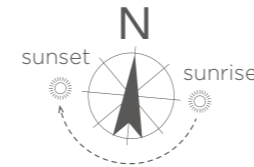
This exclusive collection of three bedroom townhouses, set behind an elegant gated entrance, are perfectly located in the heart of Barnet Town Centre. These contemporary homes offer excellent access to the restaurants and leisure facilities close by as well as being just 12 minute walk from High Barnet underground station.

SHANLY
— HOMES —

CONTEMPORARY MEWS HOMES



THE SITE PLAN



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.

C/S = Cycle Store
 B/S = Bin Store
 S/S = Sub Station

A BRIGHTER BARNET IN THE MAKING

ENJOY YOUR PRECIOUS LEISURE TIME EATING, DRINKING AND SHOPPING IN BARNET'S COLOURFUL ARRAY OF RESTAURANTS, CAFÉS AND SHOPS IN THIS LIVELY BOROUGH.



The Spires shopping centre is under a two minute walk from Lightfield and here you'll find a Waitrose and Partners, Waterstone's bookshop and a host of stores. The centre is also home to regular food markets, including a vegan market. When you want a little pampering, try the Orchid Retreat day spa. The High Street has a butcher's, baker's, patisserie and shops, including the chic Room 89 lifestyle boutique.



Indulge in retail therapy or dine in style: a warm welcome awaits in this thriving community. Whether you want a coffee break while shopping, an indulgent dinner or a trip to Lewis of London Ice Cream Farm, you'll find plenty to tempt your taste buds.



Visit a traditional pub, sip cocktails at a bar or have lunch at the Hadley House or Melange restaurant. At The Black Horse you can enjoy live music, delicious food or try the secret gin garden. The pub is also home to a microbrewery, Barnet Brewery.



BARNET'S PARKS, RECREATION GROUNDS, NATURE SITES AND LEISURE FACILITIES ARE THE JEWELS IN ITS CROWN. WHETHER YOU WANT TO ENJOY AN IMPROMPTU PICNIC OR GET ON YOUR BIKE AND FOLLOW ONE OF THE MANY TRAILS, YOU'LL BE SPOILED FOR WAYS TO RELAX.

You won't have to travel far to find entertainment as Barnet has a colourful array of attractions and events. Highlights include the Summer Soulstice music festival and the two-day Barnet Medieval Festival. For a family day out take the Go Ape Treetop Challenge, tackle the Tudor Park Footgolf Course or visit Malibus Soft Play. Culture lovers can visit Barnet Museum and learn about the Battle of Barnet, take in a show at The Bull Theatre, or a film at the Everyman cinema. Playing fields and children's play areas include the Old Courthouse Recreation Ground, which is a short walk away.

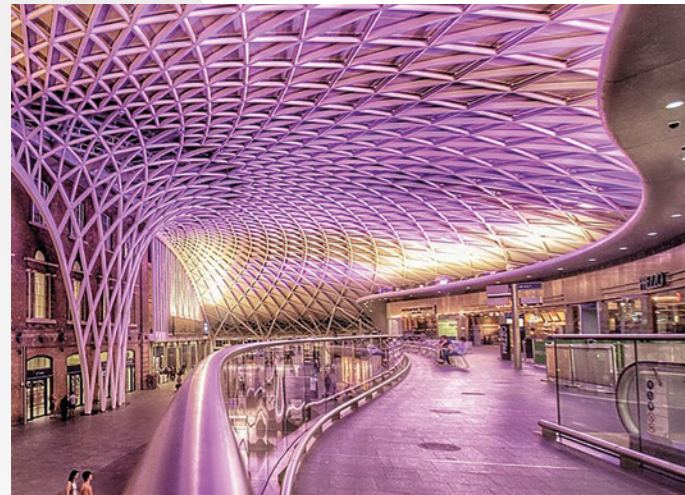


Leading a healthy lifestyle is easy thanks to the abundance of green spaces to walk, cycle or run and the excellent sports facilities. Less than 10 minutes' walk away is King George's Fields, 28 hectares of park and open space. There are well equipped gyms close by and fitness studios, including at New Barnet Leisure Centre, which also has a swimming pool. The area has several clubs for all ages, including those for running, boxing, tennis, climbing and golf enthusiasts.



THE BRIGHT LIGHTS OF THE CAPITAL IN MINUTES

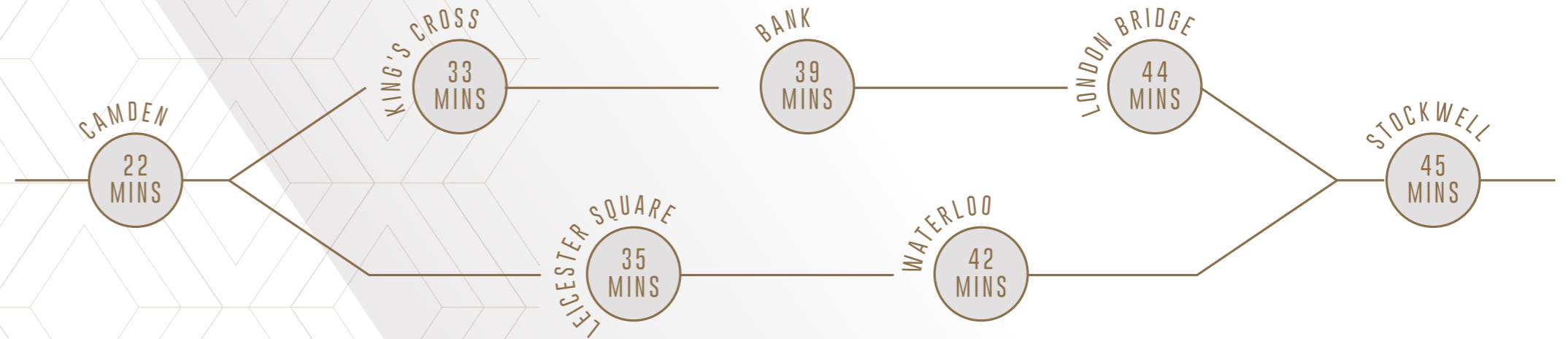
THE WORLD'S MOST VIBRANT CITY, WITH ITS ENDLESS POSSIBILITIES, IS ON YOUR DOORSTEP AND EASILY ACCESSIBLE BY TRAIN, TUBE OR CAR.



Epic adventures and life-changing experiences await in Central London, with its unrivalled history, culture and top-class music and sports venues. What could be better than taking in a West End show, tucking into some delicious food and then enjoying the views from the London Eye?

Make unforgettable family memories on a trip to the Natural History Museum, Madame Tussaud's or the Sea Life London Aquarium. See your favourite team or band, or simply enjoy shopping; with so many world famous attractions within easy reach, you can try something new every weekend.

HIGH BARNET - ON POLE POSITION FOR THE NORTHERN LINE



Travelling into the capital for work or pleasure couldn't be simpler, with High Barnet Underground Station just a 12-minute walk away. Frequent Northern Line trains connect you to King's Cross and St Pancras International in a little over half an hour and open up connections across London.



New Barnet Overground Station is less than two miles from Lightfield and from here you can be in Moorgate in 32 minutes or Welwyn Garden City in 19 minutes. Road links to the M25, M1 and A1 give excellent access to Central London and the North.



INTRODUCING YOUR NEW HOUSE



Show home photograph from previous Shanly Homes show home.



PREPARE TO BE IMPRESSED BY THE BEAUTIFUL CONTEMPORARY DESIGN OF YOUR NEW HOME AND THE SUPERIOR FINISHES IN EVERY ROOM.

Boasting stylish and practical layouts to maximise space and comfort, a stunning house at Lightfield is somewhere you'll be proud to call home. Showcasing clever design touches throughout, these homes also feature the superb specification you would expect from award-winning Shanly Homes.

The kitchen/dining space on the ground floor features integrated Siemens and Bosch appliances with sleek units. With ample room for a sofa as well as a dining table, this is the warm and welcoming hub of this impressive, 3 story family home. Bifold doors open up onto the garden, making the ideal area for entertaining.

A dedicated study on the ground floor means you will always have space for home schooling or working from home.

This room can also be utilised as a fourth bedroom, with one layout offering an en-suite shower room. The alternative layout means the home benefits from a downstairs WC and separate utility room. The large living room on the first floor has a feature balcony and is perfect for a cosy night in or for a film night with friends. There's a luxurious feel to the three double bedrooms too, with Bedroom 1 featuring a dressing room and an en-suite bathroom. Bedrooms two and three have ample-sized built-in wardrobes, ensuring you'll have more than enough storage space. Each house is offered with two parking spaces.

HOUSES 1, 2(h), 5 & 6(h)
FOUR BEDROOM

GROUND FLOOR

Kitchen/Family/Dining Area
6.20m x 4.61m 20'4" x 15'1"

Study/ Bedroom 4
2.92m x 2.39m 9'8" x 7'10"

FIRST FLOOR

Living Room
4.61m x 3.70m 15'1" x 12'2"

Bedroom 2
4.61m x 3.07m 15'1" x 10'1"

Terrace
3.26m x 1.60m 10'8" x 5'2"

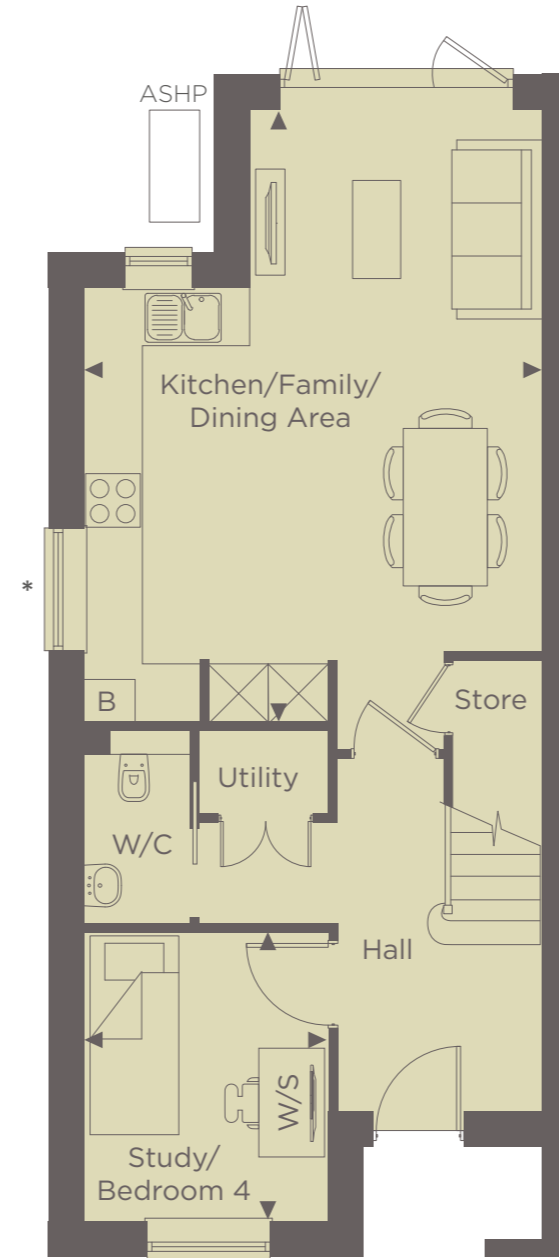
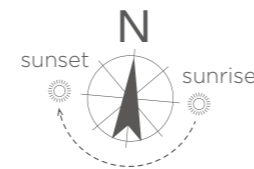
SECOND FLOOR

Bedroom 1
4.60m x 3.70m 15'1" x 10'2"

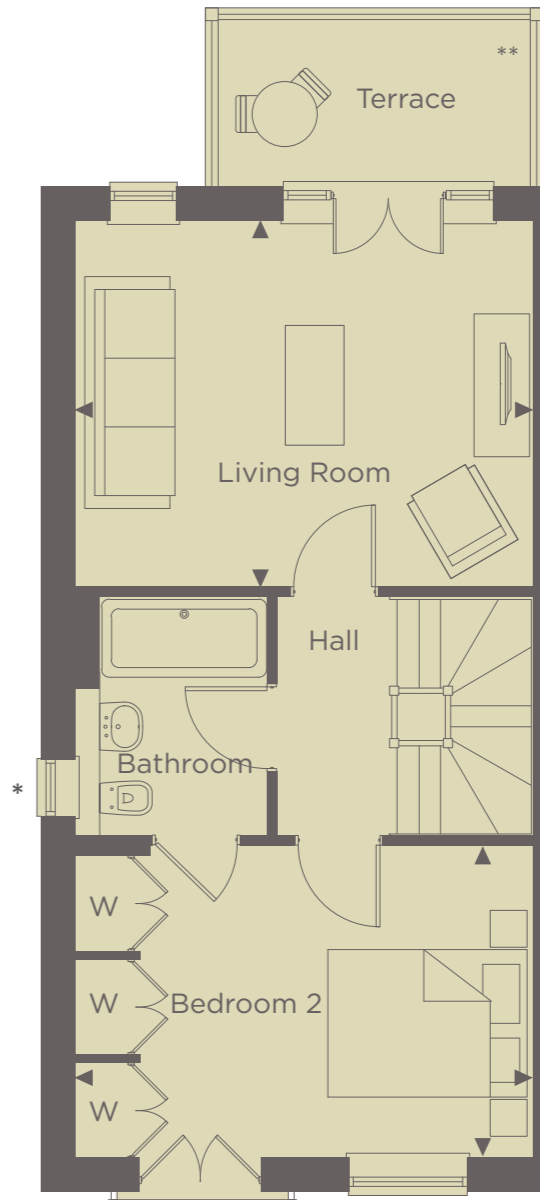
Bedroom 3
4.61m x 3.12m 15'1" x 10'2"

Internal Area
134.9 sq m **1,452 sq ft**

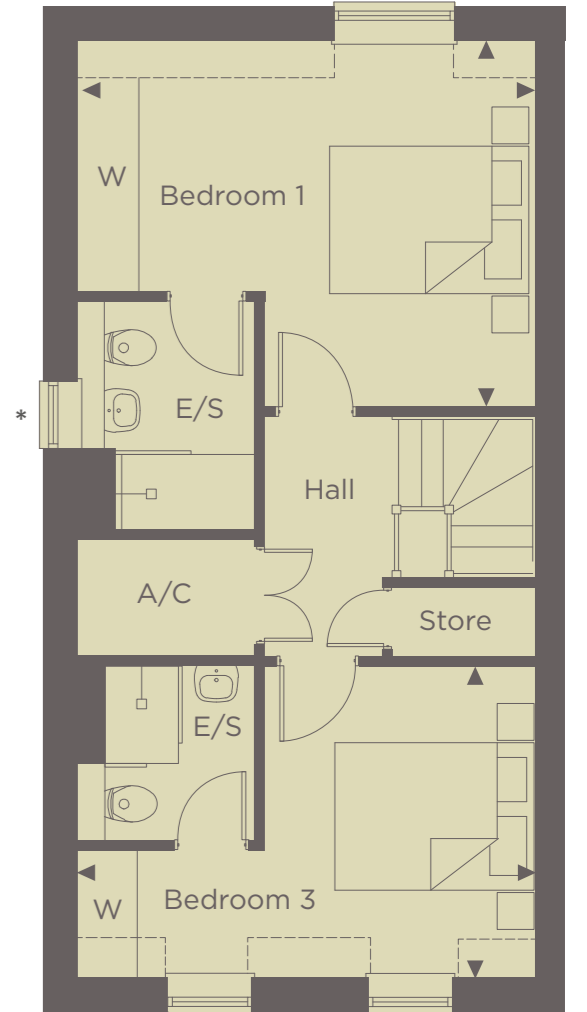
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. --- denotes skirting line. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. A/C denotes airing cupboard. E/S denotes en-suite. W/S denotes workstation. ASHP denotes air source heat pump. (h) denotes handed. Please contact sales consultant for more information.
*Window to House No. 1 only. ** Privacy screen.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HOUSES 3, 4(h), 7 & 8(h)
FOUR BEDROOM

GROUND FLOOR

Kitchen/Family/Dining Area
6.20m x 4.61m 20'4" x 15'1"
Study/ Bedroom 4
3.20m x 2.39m 10'6" x 7'10"

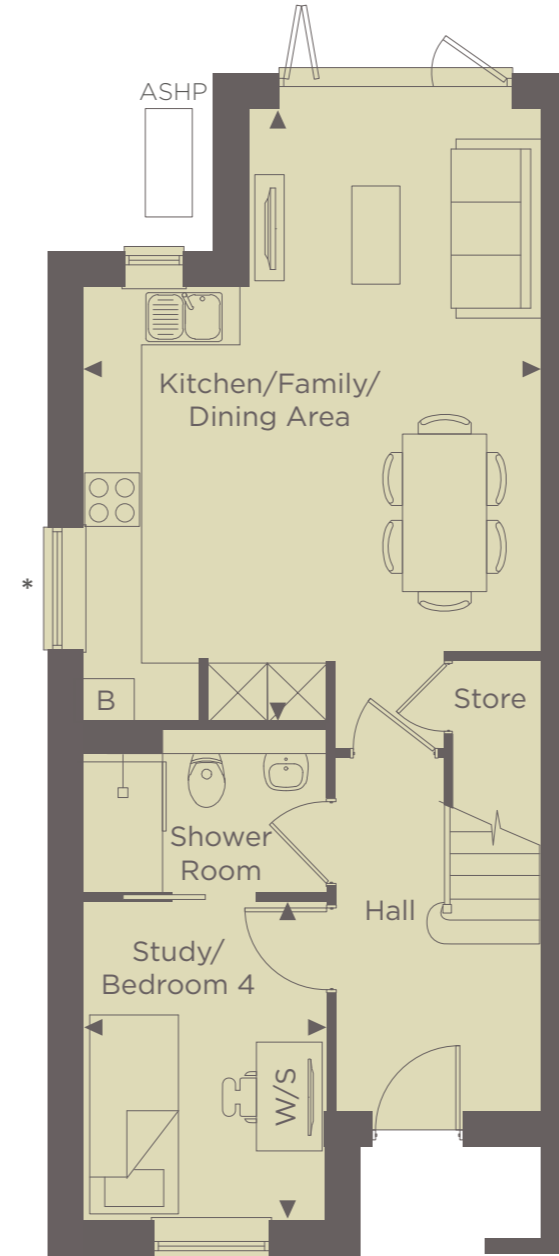
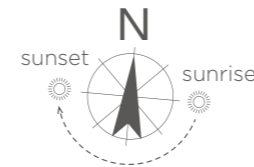
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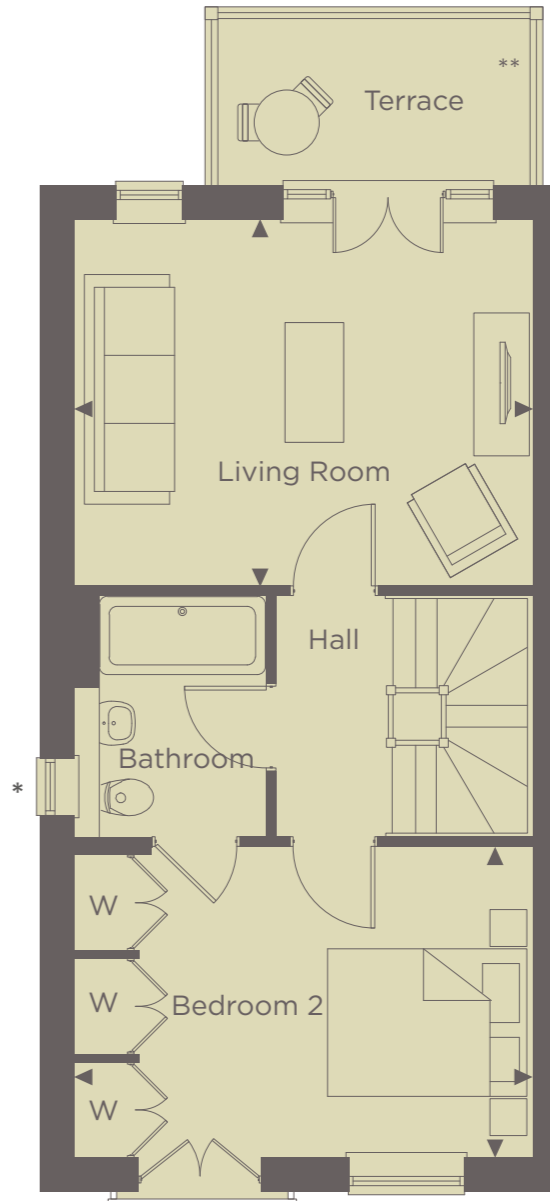
SECOND FLOOR

Bedroom 1
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Bedroom 3
4.61m x 3.12m 15'1" x 10'2"
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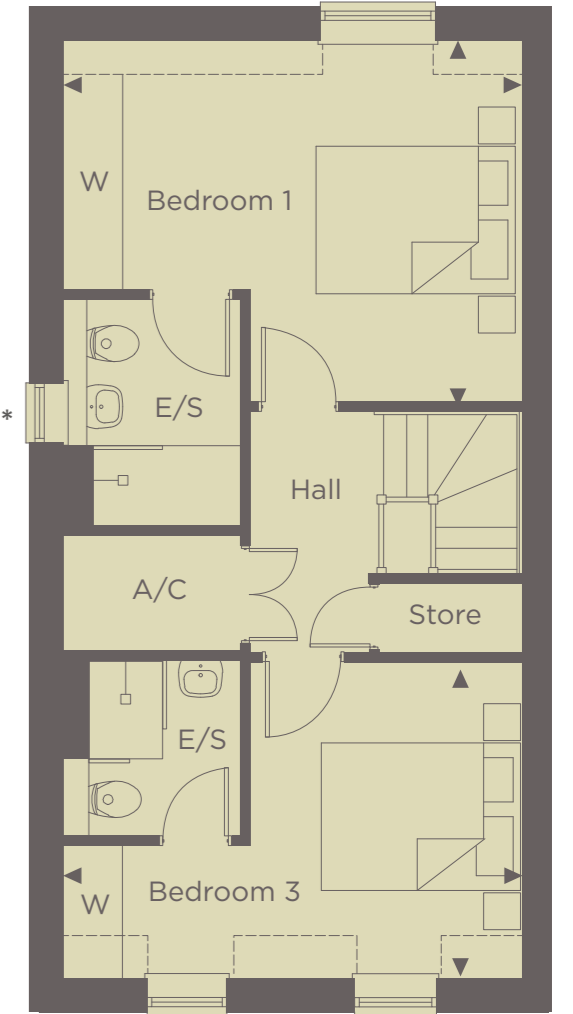
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*Window handed and to House No. 8 only. ** Privacy screen.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Show home photograph from previous Shanly Homes show home.

ILLUMINATING STYLE

KITCHEN

Our professionally designed and bespoke kitchens incorporate the following high quality features and appliances:

- Handle-less Shaker style kitchen units featuring soft closing doors and drawers
- 20mm composite stone worktop with 100mm upstand
- Composite stone splashback behind hob
- Integrated combi microwave
- Integrated five ring gas hob
- Extractor hood
- Integrated full height fridge/freezer
- Integrated washer/dryer
- Integrated dishwasher
- Stainless steel sink
- Chrome mixer tap
- Clever storage solutions
- Stylish LED feature lighting to the underside of the wall units
- Recessed LED downlights to kitchen



BATHROOM & EN-SUITES

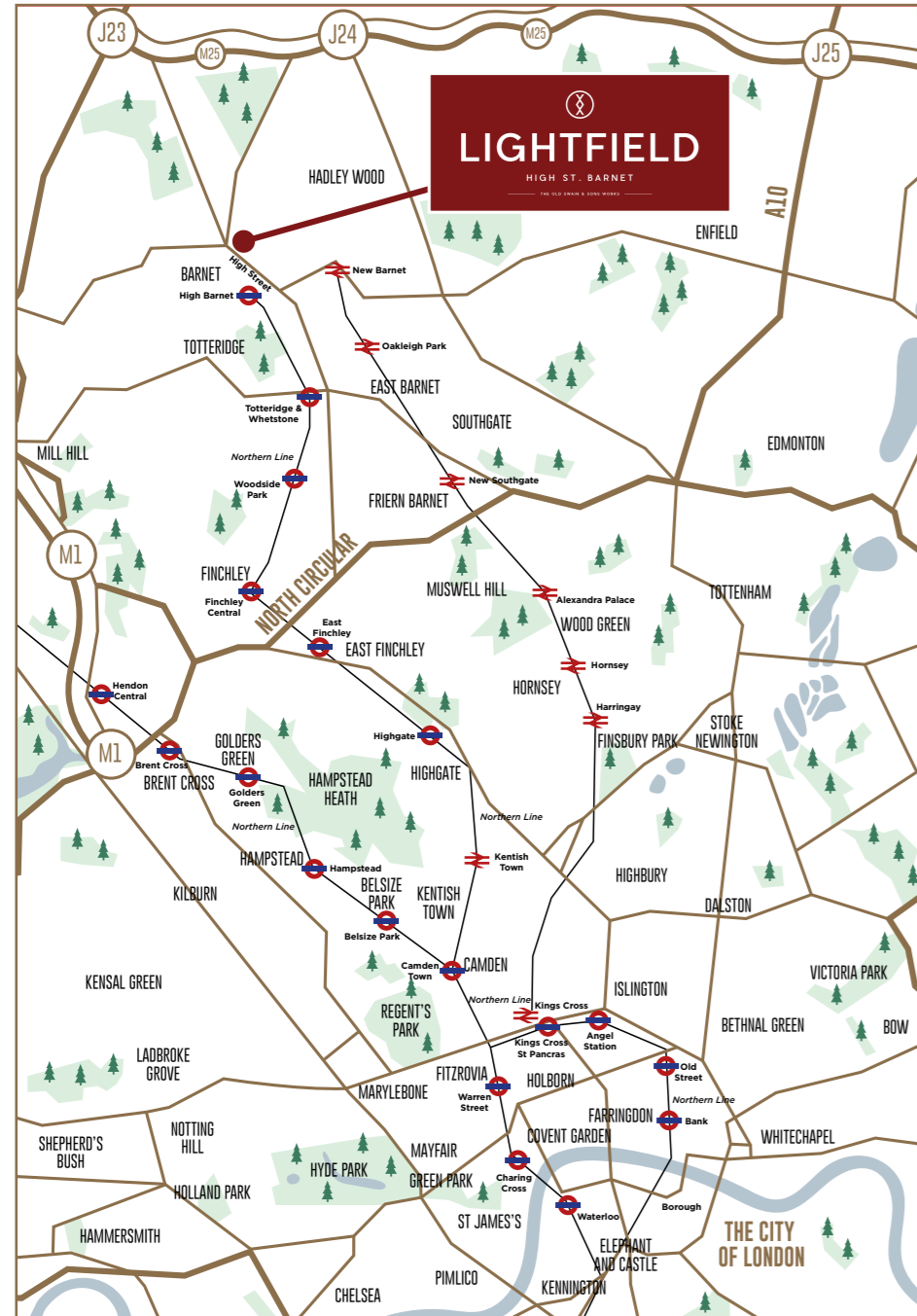
- Ideal Standard white porcelain sanitaryware with soft closing toilet seats
- Contemporary chrome brassware throughout
- Thermostatically controlled showers
- Low profile shower tray
- Toughened glass and stainless steel shower enclosures
- Luxury Minoli tiles to floors and part feature walls. Full height tiling around bath
- Mirror over basin
- Chrome heated towel rail
- Recessed LED downlights
- Extractor fans with delayed cut off

ENVIRONMENTAL FEATURES

- We take our responsibilities to our environment seriously and aim to incorporate the latest technology to conserve natural resources
- High level of wall, floor and roof insulation to limit heat loss during the winter
- Energy and water efficient kitchen appliances
- Dual flush mechanisms to all toilets to reduce water usage
- Low energy light fittings to all houses
- Air source heat pumps

INTERIOR

- Underfloor heating
- Air source heat pump for energy efficiency
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss, all windows have security locks
- Vicaima Visual Sensation internal doors with cross directional woodgrain
- Chrome switches and sockets to kitchens above worktops. White in all other areas
- Individually switched LED lighting (where specified)
- Media plate to living room providing connectivity to your audio visual devices
- Quality fitted wardrobes with shelf and hanging rail to Bedroom 1, Bedroom 2 and Bedroom 3
- Mains powered smoke detectors with battery back up



LIGHTFIELD'S HIGH STREET LOCATION MEANS THE HIGH STREET SHOPS AND AMENITIES ARE CONVENIENTLY CLOSE, WHENEVER YOU WANT TO GET SOMETHING SPECIAL FOR DINNER OR MEET FRIENDS FOR A COFFEE.



COMPUTER GENERATED IMAGES USED IN THIS BROCHURE ARE INTENDED TO BE A GENERAL GUIDE TO THE APPEARANCE OF THE DEVELOPMENT. HOWEVER, FROM TIME TO TIME, IT IS NECESSARY FOR US TO MAKE ARCHITECTURAL CHANGES. KITCHEN, LANDSCAPING AND BATHROOM LAYOUTS MAY VARY FROM THOSE SHOWN; WE OPERATE A PROCESS OF CONTINUOUS PRODUCT DEVELOPMENT AND THEREFORE FEATURES MAY CHANGE FROM TIME TO TIME. THIS INFORMATION DOES NOT CONSTITUTE A CONTRACT OR WARRANTY. THEREFORE PROSPECTIVE PURCHASERS SHOULD CHECK THE LATEST PLANS AND SPECIFICATION WITH OUR SALES OFFICE. MAPS ARE NOT TO SCALE - APPROXIMATE JOURNEY TIMES TAKEN FROM NATIONAL RAIL AND AA WEBSITE - MAY 2022, REF: 1331.

OUR COMMITMENT TO YOU



Elva Lodge, Maidenhead

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.



Widbrook Lodge, Maidenhead

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.



Thameside, Windsor





SHANLY
— HOMES —
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