



WILLIAMS COURT  
THE RIDGEWAY, ENFIELD





## LUXURY LIVING

An elegant collection of nine apartments, centrally located in this upscale part of Enfield. They are perfectly positioned with superb road and rail links into London, whilst surrounded by beautiful parkland and countryside. These well-proportioned one, two and three-bedroom apartments are designed for modern-day luxury living, and those who enjoy the finer things in life.

Built with luxury and sustainability in mind, this private development offers generous living space for both commuting professionals, and for those who are looking to downsize without compromising on quality.





M25

## LOCATION

# ENJOYING ENFIELD

Sitting within easy reach of city life, while still connecting with the countryside, Williams Court is a few minutes' walk from Enfield High Street and only a five-minute drive to 413 acres of historic woodland in Trent Park.

GORDON HILL

M25

WHITEWEBBS PARK

A10

WEST LODGE PARK HOTEL

HADLEY WOOD GOLF CLUB

HILLY FIELDS PARK

WILLIAMS COURT

ENFIELD

COCKFOSTERS

TRENT PARK COUNTRY CLUB

ENFIELD CHASE

ENFIELD TOWN

NEW BARNET

ENFIELD GOLF CLUB

PALACE GARDENS SHOPPING CENTRE

CHAMPNEYS CITY SPA

COCKFOSTERS

OAKWOOD

GRANGE PARK

BUSH HILL PARK GOLF CLUB

BUSH HILL PARK

OAKLEIGH PARK

SOUTHGATE

WINCHMORE HILL

GROVELANDS PARK

A10

Enfield to J24, M25

8 minute drive

Enfield to Enfield, A10

8 minute drive

Enfield to Great Cambridge Jct, A406

20 minute drive





London's West End








New River, Enfield

Trent Park



## CITY LINKS

Williams Court has a number of stations less than a mile away, offering superb rail links into London.

-  **Enfield Chase to Finsbury Park**  
25 minutes, Great Northern
-  **Enfield Town to Hackney Central**  
29 minutes, Overground
-  **Enfield Town to Liverpool Street**  
35 minutes, Overground
-  **Oakwood to Covent Garden**  
35 minutes, Piccadilly Line
-  **Gordon Hill to Moorgate**  
45 minutes, Great Northern



Fairview Close



Pedestrian entrance

Vehicle entrance

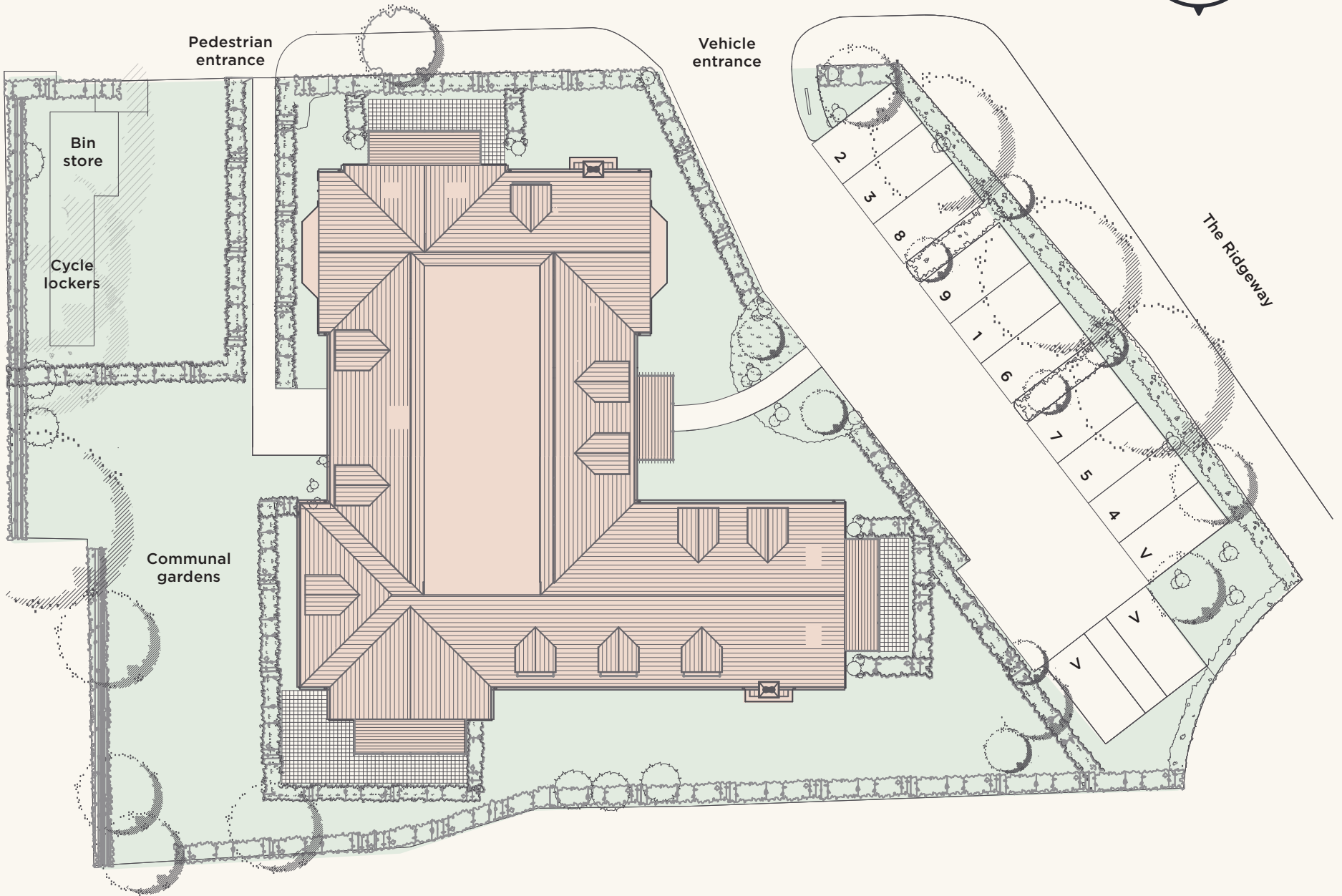
Bin store

Cycle lockers

Communal gardens

The Ridgeway

Woodbridge Close



# DISTINCTLY STYLISH

Williams Court provides privacy and convenience to all residents. Each apartment features allocated parking with electric vehicle charging, a video entry system connected to the main door and lifts to all floors, to ensure carefree access for you and your guests. Apartments are each sold with a 999-year share of freehold lease from 2022.

## Ground floor p.10

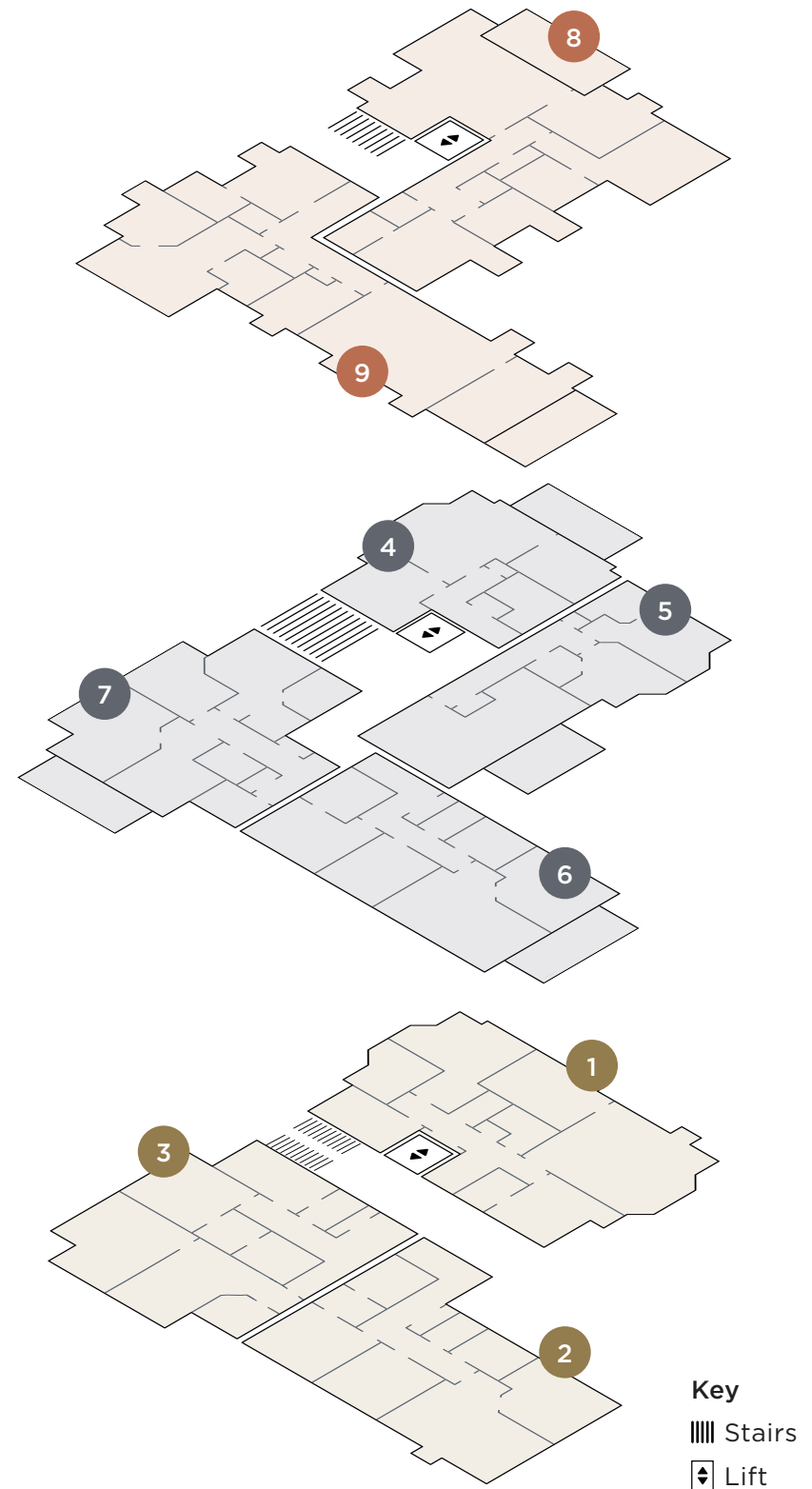
1	3 bed/2 bath, Terrace	141m <sup>2</sup> / 1,517ft <sup>2</sup>
2	3 bed/2 bath, Terrace	123m <sup>2</sup> / 1,323ft <sup>2</sup>
3	3 bed/2 bath, Terrace	122m <sup>2</sup> / 1,313ft <sup>2</sup>

## First floor p.12

4	1 bed/1 bath, Balcony	76m <sup>2</sup> / 818ft <sup>2</sup>
5	2 bed/2 bath, Balcony	91m <sup>2</sup> / 979ft <sup>2</sup>
6	3 bed/2 bath, Balcony	112m <sup>2</sup> / 1,205ft <sup>2</sup>
7	3 bed/2 bath, Balcony	107m <sup>2</sup> / 1,151ft <sup>2</sup>

## Penthouse p.14

8	3 bed/2 bath, Terrace	144m <sup>2</sup> / 1,550ft <sup>2</sup>
9	3 bed/2 bath, Terrace	163m <sup>2</sup> / 1,754ft <sup>2</sup>



## QUALITY DETAILS

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Tastefully appointed throughout, all nine apartments at Williams Court are designed for modern-day living. Fixtures and fittings have been carefully selected for superior quality as well as practicality.

Sophistication has been created in every space - from modern kitchens with integrated appliances and quartz worktops, bathrooms with double showers and freestanding baths, to underfloor heating and private outdoor areas with terraces or balconies.





Kitchen/Dining artist's impression



# GROUND FLOOR

1

**3 bed / 2 bath, Terrace**  
**Allocated parking space**

<b>Total floor area</b>	141m <sup>2</sup>	1,517ft <sup>2</sup>
<b>Hallway</b>	4.0m x 3.9m	13.1ft x 12.8ft
<b>Utility</b>	2.7m x 2.3m	8.8ft x 7.5ft
<b>Cloakroom</b>	2.0m x 1.3m	6.5ft x 4.2ft
<b>Kitchen</b>	4.8m x 3.4m	15.7ft x 11.1ft
<b>Living/Dining</b>	6.8m x 5.4m	22.3ft x 17.7ft
<b>Bedroom 1</b>	5.7m x 4.9m	18.7ft x 16.0ft
<b>En-suite 1</b>	3.2m x 3.1m	10.5ft x 10.1ft
<b>Bedroom 2</b>	4.0m x 3.4m	13.1ft x 11.1ft
<b>En-suite 2</b>	2.6m x 1.5m	8.5ft x 4.9ft
<b>Bedroom 3/Study</b>	4.2m x 2.6m	13.7ft x 8.5ft
<b>Terrace</b>	10.1m x 3.1m	33.1ft x 10.3ft

2

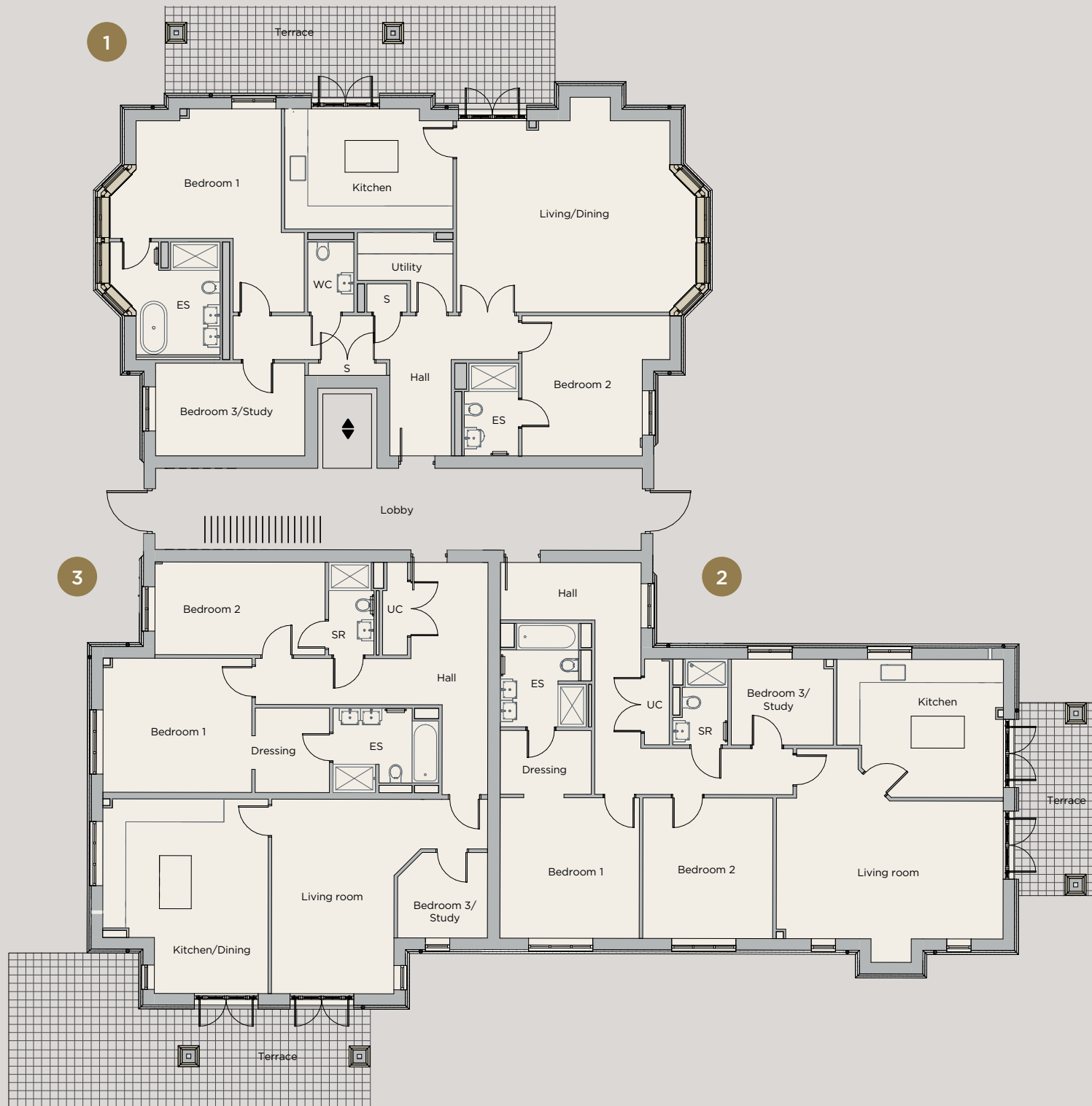
**3 bed / 2 bath, Terrace**  
**Allocated parking space**

<b>Total floor area</b>	123m <sup>2</sup>	1,323ft <sup>2</sup>
<b>Hallway</b>	6.5m x 5.6m	21.3ft x 18.3ft
<b>Utility cupboard</b>	2.6m x 0.7m	7.8ft x 2.3ft
<b>Kitchen/Dining</b>	4.7m x 3.9m	15.4ft x 12.8ft
<b>Living room</b>	6.4m x 5.3m	21.0ft x 17.4ft
<b>Bedroom 1</b>	4.0m x 3.9m	13.1ft x 12.8ft
<b>Dressing room</b>	2.6m x 1.8m	8.5ft x 5.9ft
<b>En-suite</b>	2.9m x 2.3m	9.5ft x 7.5ft
<b>Bedroom 2</b>	4.0m x 3.7m	13.1ft x 12.1ft
<b>Shower room</b>	2.4m x 1.6m	7.8ft x 5.2ft
<b>Bedroom 3/Study</b>	2.9m x 2.4m	9.5ft x 7.8ft
<b>Terrace</b>	5.6m x 2.8m	18.5ft x 9.4ft

3

**3 bed / 2 bath, Terrace**  
**Allocated parking space**

<b>Total floor area</b>	122m <sup>2</sup>	1,313ft <sup>2</sup>
<b>Hallway</b>	9.0m x 6.6m	29.5ft x 21.6ft
<b>Utility cupboard</b>	2.6m x 0.7m	8.5ft x 2.3ft
<b>Kitchen/Dining</b>	5.5m x 4.7m	18.0ft x 15.4ft
<b>Living room</b>	6.1m x 5.5m	20.0ft x 18.0ft
<b>Bedroom 1</b>	4.2m x 3.8m	13.7ft x 12.4ft
<b>Dressing room</b>	2.4m x 2.0m	7.8ft x 6.5ft
<b>En-suite</b>	3.0m x 2.4m	9.8ft x 7.8ft
<b>Bedroom 2</b>	4.6m x 2.6m	15.1ft x 8.5ft
<b>Shower room</b>	2.6m x 1.5m	8.5ft x 4.9ft
<b>Bedroom 3/Study</b>	2.5m x 2.4m	8.4ft x 7.9ft
<b>Terrace</b>	10.3m x 4.5m	34.1ft x 14.1ft



Dimensions are intended for guidance only and are subject to variation. Kitchen and bathroom layouts indicative only. S denotes storage. UC denotes utility cupboard. WC denotes cloakroom. ES denotes en-suite. SR denotes shower room.



# FIRST FLOOR

4

1 bed / 1 bath, Balcony  
Allocated parking space

**Total floor area**  
76m<sup>2</sup> 818ft<sup>2</sup>

**Hallway**  
4.5m x 3.7m 14.7ft x 12.1ft

**Utility cupboard**  
1.6m x 0.9m 5.2ft x 2.9ft

**Kitchen/Dining**  
4.0m x 3.0m 13.1ft x 9.8ft

**Living room**  
5.7m x 5.3m 18.7ft x 17.3ft

**Bedroom 1**  
4.2m x 4.0m 13.7ft x 13.1ft

**Bathroom**  
3.0m x 2.7m 9.8ft x 8.8ft

**Balcony**  
5.5m x 1.9m 18.0ft x 6.2ft

5

2 bed / 2 bath, Balcony  
Allocated parking space

**Total floor area**  
91m<sup>2</sup> 979ft<sup>2</sup>

**Hallway**  
7.5m x 1.3m 24.6ft x 4.2ft

**Utility cupboard**  
1.6m x 0.7m 5.2ft x 2.3ft

**Kitchen**  
3.9m x 2.3m 12.8ft x 7.5ft

**Living/Dining**  
8.2m x 5.2m 26.9ft x 17.2ft

**Bedroom 1**  
5.6m x 3.3m 18.5ft x 10.8ft

**En-suite**  
3.0m x 1.9m 9.8ft x 6.2ft

**Bedroom 2**  
4.4m x 3.3m 14.4ft x 10.8ft

**Jack & Jill shower room**  
2.0m x 1.8m 6.5ft x 5.9ft

**Balcony**  
4.4m x 2.2m 14.4ft x 7.2ft

6

3 bed / 2 bath, Balcony  
Allocated parking space

**Total floor area**  
112m<sup>2</sup> 1,205ft<sup>2</sup>

**Hallway**  
5.6m x 3.8m 18.3ft x 12.4ft

**Utility cupboard**  
2.4m x 0.7m 7.8ft x 2.3ft

**Kitchen/Dining**  
4.7m x 3.9m 15.4ft x 12.8ft

**Living room**  
6.5m x 5.4m 21.3ft x 17.7ft

**Bedroom 1**  
4.3m x 4.0m 14.1ft x 13.1ft

**En-suite**  
3.0m x 2.3m 9.8ft x 7.5ft

**Bedroom 2**  
4.0m x 3.3m 13.1ft x 10.8ft

**Shower room**  
2.4m x 1.5m 7.8ft x 4.9ft

**Bedroom 3/Study**  
2.9m x 2.4m 9.5ft x 7.8ft

**Balcony**  
5.5m x 2.0m 18.0ft x 6.5ft

7

3 bed / 2 bath, Balcony  
Allocated parking space

**Total floor area**  
107m<sup>2</sup> 1,151ft<sup>2</sup>

**Hallway**  
6.6m x 3.9m 21.6ft x 12.8ft

**Utility cupboard**  
1.7m x 0.7m 5.6ft x 2.3ft

**Kitchen/Dining**  
5.4m x 4.6m 17.7ft x 15.0ft

**Living room**  
5.5m x 3.5m 18.0ft x 11.4ft

**Bedroom 1**  
5.5m x 5.1m 18.0ft x 16.7ft

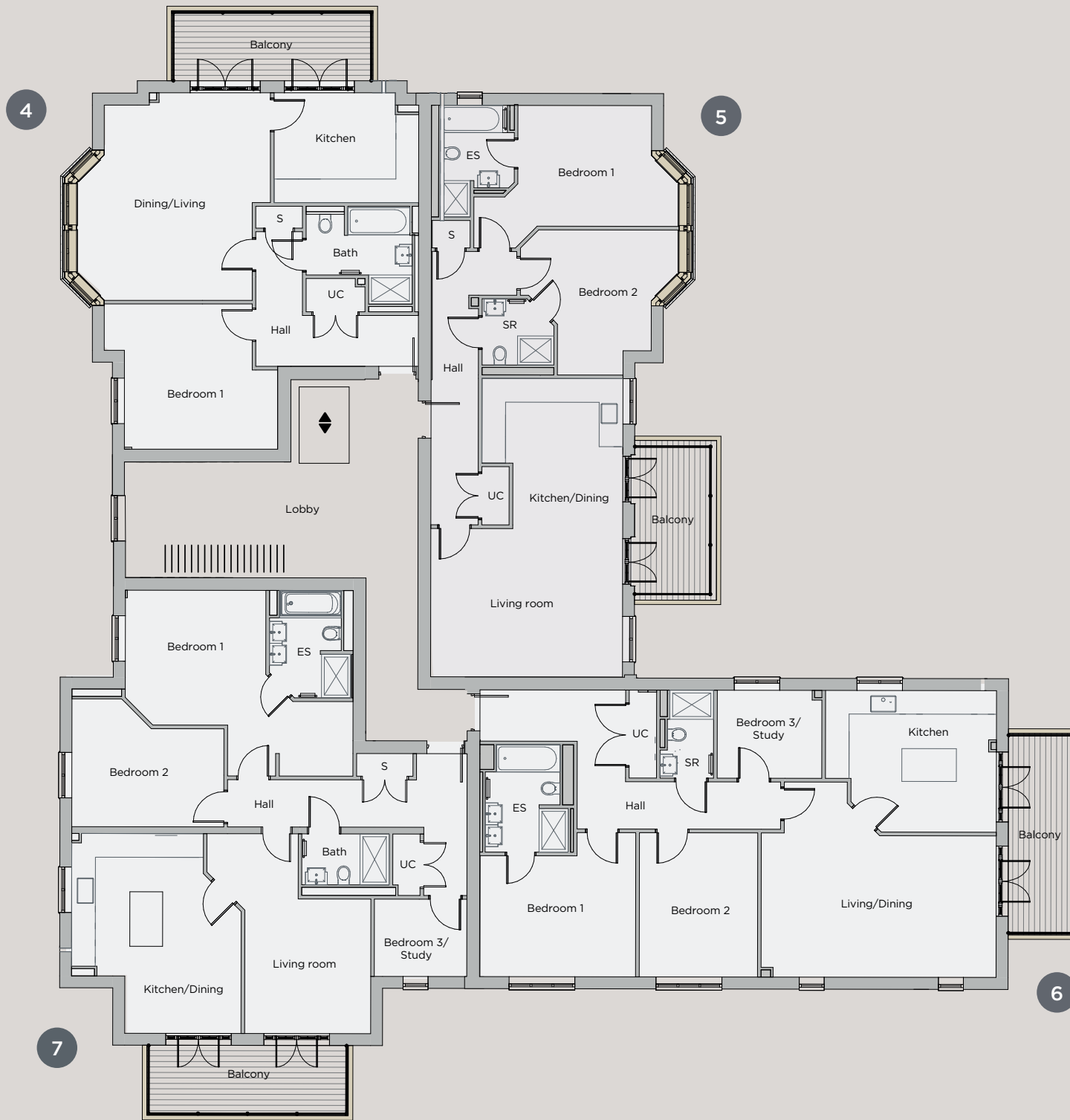
**En-suite**  
3.0m x 2.3m 9.8ft x 7.5ft

**Bedroom 2**  
4.2m x 3.5m 13.7ft x 11.4ft

**Shower room**  
2.4m x 1.4m 7.8ft x 4.5ft

**Bedroom 3/Study**  
2.6m x 2.2m 8.5ft x 7.0ft

**Balcony**  
5.5m x 1.9m 18.0ft x 6.2ft



**Key**

▨ Stairs

◀▶ Lift

Dimensions are intended for guidance only and are subject to variation. Kitchen and bathroom layouts indicative only. S denotes storage. UC denotes utility cupboard. WC denotes cloakroom. ES denotes en-suite. SR denotes shower room.

# PENTHOUSE FLOOR

8

**3 bed / 2 bath, Terrace**  
**Allocated parking space**

<b>Total floor area</b>	144m <sup>2</sup>	1,550ft <sup>2</sup>
<b>Hallway</b>	7.4m x 3.0m	24.2ft x 9.8ft
<b>Cloakroom</b>	1.5m x 1.3m	4.9ft x 4.2ft
<b>Utility</b>	1.8m x 1.7m	5.9ft x 5.5ft
<b>Kitchen</b>	4.2m x 4.0m	13.7ft x 13.1ft
<b>Living/Dining</b>	7.3m x 7.0m	23.9ft x 22.9ft
<b>Bedroom 1</b>	3.8m x 2.9m	12.4ft x 9.5ft
<b>En-suite 1</b>	3.0m x 2.5m	9.8ft x 8.2ft
<b>Bedroom 2</b>	5.2m x 4.6m	17.0ft x 15.0ft
<b>En-suite 2</b>	2.7m x 1.7m	8.8ft x 5.5ft
<b>Bedroom 3/Study</b>	3.9m x 3.2m	12.8ft x 10.8ft
<b>Terrace</b>	5.3m x 2.2m	17.3ft x 7.2ft

9

**3 bed / 2 bath, Terrace**  
**Allocated parking space**

<b>Total floor area</b>	163m <sup>2</sup>	1,754ft <sup>2</sup>
<b>Hallway</b>	6.1m x 5.4m	20.0ft x 17.7ft
<b>Cloakroom</b>	2.0m x 1.4m	6.5ft x 4.5ft
<b>Utility cupboard</b>	1.9m x 1.1m	6.2ft x 3.6ft
<b>Kitchen</b>	6.0m x 3.3m	19.6ft x 10.8ft
<b>Living/Dining</b>	7.3m x 7.3m	23.9ft x 23.9ft
<b>Bedroom 1</b>	6.7m x 5.5m	21.9ft x 18.0ft
<b>Dressing room</b>	2.8m x 2.6m	9.1ft x 8.5ft
<b>En-suite 1</b>	4.0m x 3.7m	13.1ft x 12.1ft
<b>Bedroom 2</b>	4.5m x 3.9m	14.7ft x 12.8ft
<b>En-suite 2</b>	3.1m x 1.7m	10.1ft x 5.5ft
<b>Bedroom 3/Study</b>	4.6m x 2.8m	15.1ft x 9.2ft
<b>Terrace</b>	5.0m x 2.2m	16.4ft x 7.2ft





9

8

- Key**
- ▮▮▮ Stairs
  - ◀▶ Lift

Dimensions are intended for guidance only and are subject to variation. Kitchen and bathroom layouts indicative only. S denotes storage. UC denotes utility cupboard. WC denotes cloakroom. ES denotes en-suite.

# SPECIFICATION

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## KITCHEN

- Individually designed kitchens with generous drawers and units
- Quartz work surfaces
- Eye-level built-in stainless steel Siemens single and combi oven
- Integrated cooker hood
- Induction hob
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Stainless steel sink, under mounted with mixer tap
- LED downlights
- Amtico flooring

## UTILITY ROOM (Nos. 1 & 8)

- Stone work surfaces
- Freestanding washing machine and tumble dryer
- Contemporary wall and base units
- Amtico flooring

## UTILITY CUPBOARD (Nos. 2-7 & 9)

- Stacked washing machine and tumble dryer
- Amtico flooring

## BATHROOM & EN-SUITE

- Contemporary white Roca sanitary ware with chrome fittings
- Vanity unit with countertop basins
- Heated chrome towel rail
- LED downlights
- Ceramic tiling to selected areas
- Shaver point
- Extractor fan
- Ceramic floor tiling
- Freestanding bath to master en-suite (Nos. 1 & 9)

## INTERNAL FEATURES & FINISHES

- Amtico or carpet flooring options
- Internal doors with contemporary chrome handles
- Fitted wardrobe to master bedroom
- Featured skirting and matching architrave
- Multiplate TV, Sky and FM point in lounge
- Balcony
- French doors to patio area

## EXTERNAL

- Separate pedestrian and vehicular entrances
- Landscaping to communal gardens
- Roads and communal areas are private and maintained by a management company (service charge available upon request)
- External cycle lockers
- Allocated parking spaces with electric vehicle charging

## SECURITY, HEATING AND ENERGY EFFICIENCY

- Expected B rating EPC
- Fused spur for future wireless alarm systems (option to upgrade)
- Mains operated smoke detectors with battery backup to hall and landing
- Multipoint mortice locking front door
- White double-glazed aluminium windows with multipoint locking handles
- Underfloor heating
- Dual flush toilet mechanism
- High insulation levels within roof spaces
- Low energy lighting

## YOUR NEW HOME

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Tailor the design of your new home with the following upgrades\*:

- Additional fitted wardrobes in predetermined areas
- Carpet and Amtico flooring options

\*Subject to construction stage and additional costs.





# THE GADE DIFFERENCE

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As a privately owned developer, Gade Homes have carefully selected an expert team with decades of experience in homebuilding, each bringing a real passion for new homes and sharing our vision of creating beautiful homes.

A Gade home is built for a lasting future and to respect and enhance its environment. We build sensitively with materials that complement locality, reduce carbon consumption through design, and create and retain as much green space around your home as possible.

Every single Gade home is bespoke. We all live differently, which means no two homes should be the same. We balance practicality with timeless design, quality workmanship and a high-spec finish as standard. A variety of options and upgrades are available to truly personalise your home, turning your dreams into reality.





## **BUYING A GADE HOME**

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We understand what a meaningful and stressful decision buying a new home can be and we take pride in offering a personal service throughout the process. Whether it's design meetings with our construction team, assisting with legal documents, or support from our dedicated Customer Care team, we're here to make your experience the best we can.

## **PEACE OF MIND**

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Prior to completion of your new home, you will have the opportunity to inspect your property in detail. This allows absolute peace of mind and transparency from the day of purchase, and items in need of attention can be addressed and resolved. As a registered User of the Consumer Code for New Homes, we are committed to building excellent quality houses that make beautiful homes.



## **AFTERCARE**

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On completion, our dedicated Customer Care team will be on hand for the next two years to handle any issues that may arise. Manufacturer warranties and care guides will be provided for other items in your home (such as kitchen appliances, white goods, hot water cylinders and boilers). Each Gade home comes with a 10-year home warranty provided by Q Assure.

## **OUR GUARANTEE TO YOU**

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All Gade homes come with an insurance backed 10-year defects warranty. Your home will be independently surveyed by Q Assure during the construction, and a certificate will be issued on completion. This stays with the property until the period expires and is transferred when the property is sold.





**For all enquiries, please contact Lanes Exclusive Homes:**

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