

Eight  
beautifully  
crafted  
family  
homes



BURLINGTON PLACE

CHURCH FARM • BARNET





# Designed with your family in mind.

EACH HOME SHOWCASES AN EXQUISITE DESIGN THAT EMPHASISES COMFORT, STYLE, AND FUNCTIONALITY.

Located on Burlington Rise in the heart of Barnet, Burlington Place offers the perfect blend of contemporary architecture and timeless elegance, making it an exceptional place to call home.

The properties boast generous private gardens, providing a seamless extension of the living space and a perfect setting for family gatherings, outdoor entertaining, or peaceful relaxation. These gardens integrate harmoniously into the established neighbourhood, offering a sense of belonging and tranquillity.





At the forefront of modern living, the development has been meticulously constructed with sustainability in mind.

It incorporates the latest in eco-friendly technology, including advanced sustainable insulation and efficient air source heat pump systems. These innovations are designed to reduce reliance on traditional power sources, offering homeowners significantly lower energy bills and a reduced environmental footprint.

A place where your family can grow, thrive and enjoy for generations to come.



## NESTLED IN THE SOUGHT-AFTER NEIGHBOURHOOD OF BARNET

Burlington Place offers the perfect combination of suburban tranquillity and urban connectivity. This area is ideal for families, professionals, and anyone seeking a well-rounded lifestyle enriched by nature, quality education, and easy transport links.

One of the standout attractions is the proximity to Oak Hill Park, one of Barnet's premier parks. Just moments away, this expansive green space offers something for everyone. Whether you're enjoying a leisurely stroll, savouring a treat at the Park Café, playing a match on the tennis courts, or joining the local bowls club, Oak Hill Park adds a vibrant, active dimension to everyday life. The park's nature reserve is perfect for those who love wildlife and peaceful scenery, making it a cherished spot for family picnics and weekend relaxation.



# Suburban tranquillity with urban connectivity.



For young families, Church Hill Primary School is on your doorstep, offering the reassurance of quality education. With an Ofsted rating of 'Good', parents can feel confident knowing their children are starting their academic journey in a nurturing and supportive environment.

Commuting and travel couldn't be easier, with Oakleigh Park Railway Station just 0.6 miles away, providing direct routes into Central London. Additionally, Totteridge and Whetstone station, 1.2 miles from the development, connects you seamlessly to the Northern Line for further transport options. These excellent links make Church Farm a prime location for those who value both accessibility and the peace of suburban life.







# On your doorstep.

Travel times are taken from tfl.gov.uk and Google Maps.

## CONVENIENT CONNECTIONS



WALKING

### BURLINGTON PLACE TO:

- Church Hill Primary School  
0.05 miles / 1 min
- Oak Hill Park  
0.1 miles / 3 mins
- Oakleigh Park Railway Station  
0.6 miles / 12 mins
- East Barnet Village  
0.7 miles / 14 mins



UNDERGROUND

### TOTTERIDGE AND WHETSTONE TO:

- Camden Town  
20 mins
- King's Cross St Pancras  
25 mins
- Leicester Square  
30 mins
- Waterloo  
35 mins



NATIONAL RAIL

### OAKLEIGH PARK STATION TO:

- Finsbury Park  
20 mins
- King's Cross St Pancras  
30 mins
- Moorgate  
30 mins
- Stevenage  
40 mins



Perfect for everyday family life and entertaining guests.



BURLINGTON PLACE

SPECIFICATION



QUALITY INTERIORS COMBINING NATURAL MATERIALS WITH MODERN DESIGN FOR EFFORTLESS COMFORT AND STYLE

Designed with families in mind, these homes offer warm and welcoming living spaces that are perfect for both everyday family life and entertaining guests. The kitchens feature contemporary design and high-quality finishes, seamlessly blending practicality with an air of sophistication. Thoughtfully chosen appliances and elegant details ensure a balance of style, comfort, and functionality for the entire family.



## GENERAL

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- Double glazed aluminium windows providing a high level of thermal insulation and reduced heat loss
- High level of wall, floor and roof insulation to limit heat loss
- Window Locks
- Bi-fold rear patio doors
- Mains powered smoke and heat detectors with battery back up
- Under floor heating
- Air source heat pump
- MVHR – Mechanical Ventilation with Heat Recovery system for energy-efficient homes
- Amtico Herringbone style floor
- LED coffered ceiling to living/dining area
- Energy efficient spotlights throughout
- Wired for EV charger (where OSP is included)
- Casa Cucina fitted wardrobes with shelf and hanging rail to Bedroom 1 and Bedroom 2 in show home and bungalow. (Available at additional cost for all other houses)



## KITCHENS

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Casa Cucina Kitchens incorporating::

- Handleless soft closing doors
- Stone worktops and splashbacks
- Integrated NEF appliances including oven, microwave, dishwasher and fridge freezer
- Neff freestanding washer dryer in the Show Home and Miele integrated washing machine and tumble dryer in House 1
- Integrated wine coolers in kitchen
- LED lighting to underside of wall units







## EXTERIOR

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- Landscape block paving to front
- Bin and bike store to all properties
- Porcelain tiles to rear patios

## EXTRAS

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- Quooker tap - £1000
- Bedroom wardrobes - £3000 double per room
- Wireless alarm - £1100
- Landscape gardens - TBA Based on spec
- Neff washer dryer (as per Show Home) under stairs - £850

## BATHROOMS

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- Soft closing toilet seats
- Contemporary satin chrome brassware throughout
- Thermostatically controlled showers
- Luxury porcelain tiles to floors and walls
- LED under counter lights, recesses in shower enclosures
- Mirrors over basin plus storage
- Satin chrome heated towel rail







## A commitment to quality and design.

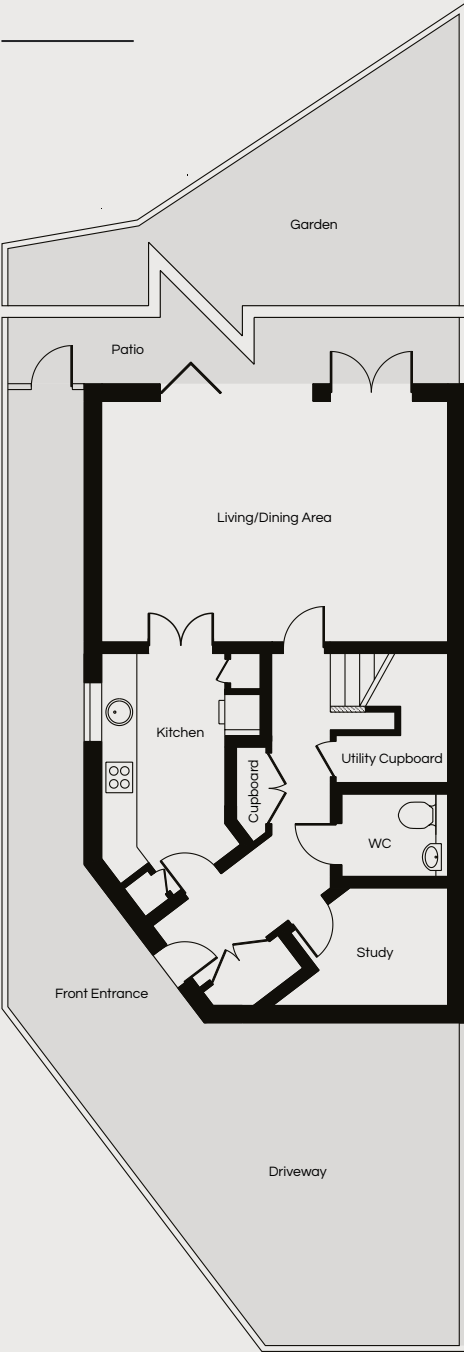
At the forefront of modern living, these homes are constructed with sustainability in mind. Advanced eco-friendly technology, including sustainable insulation and energy-efficient heating, reduces reliance on traditional energy sources. Homeowners can enjoy significantly lower energy bills and a reduced environmental footprint.





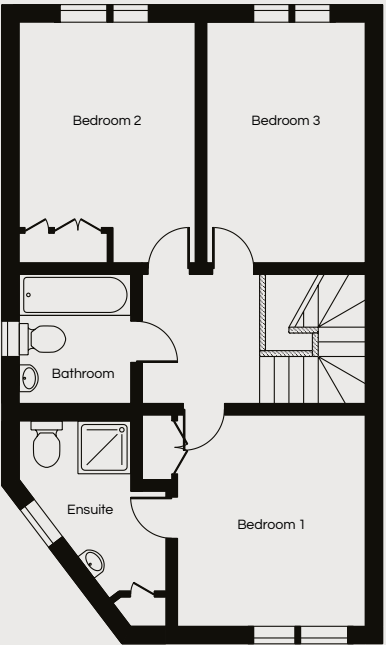
# House 1

INTERNAL AREA:  
116.80 SqM / 1257 Sq Ft



GROUND FLOOR

Living / Dining	5.84m x 4.13m	19'2" x 13'7"
Kitchen	4.10m x 2.10m	13'5" x 6'11"
Study	2.80m x 2.07m	9'2" x 6'9"
Garden / Patio	7.69m x 7.50m	25'3" x 24'6"
Driveway	6.90m x 5.48m	22'8" x 18'0"



FIRST FLOOR

Bedroom 1	3.57m x 3.19m	11'9" x 10'6"
Ensuite	2.86m x 2.47m	9'5" x 8'1"
Bedroom 2	4.11m x 3.00m	13'6" x 9'10"
Bedroom 3	4.11m x 2.73m	13'6" x 8'11"
Bathroom	2.23m x 1.87m	7'4" x 6'2"

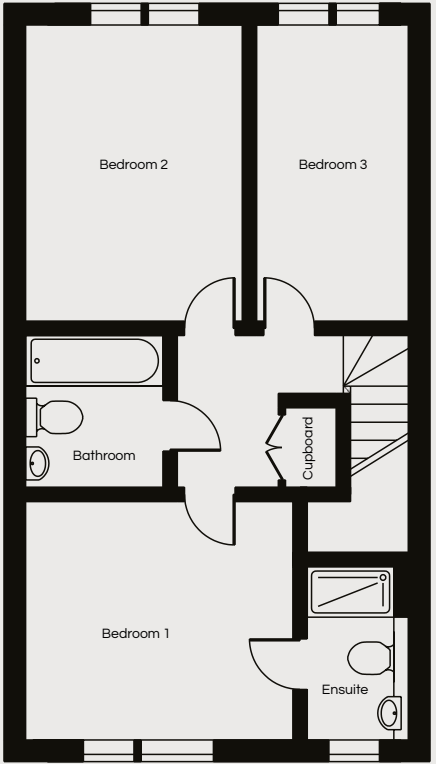
# House 2

INTERNAL AREA:  
104.74 SqM / 1127 Sq Ft



GROUND FLOOR

Living / Dining	5.30m x 5.24m	17'5" x 17'2"
Kitchen	4.50m x 2.64m	14'9" x 8'8"
Garden / Patio	7.52m x 5.70m	24'9" x 18'9"
Front Patio	5.47m x 5.26m	17'11" x 17'3"



FIRST FLOOR

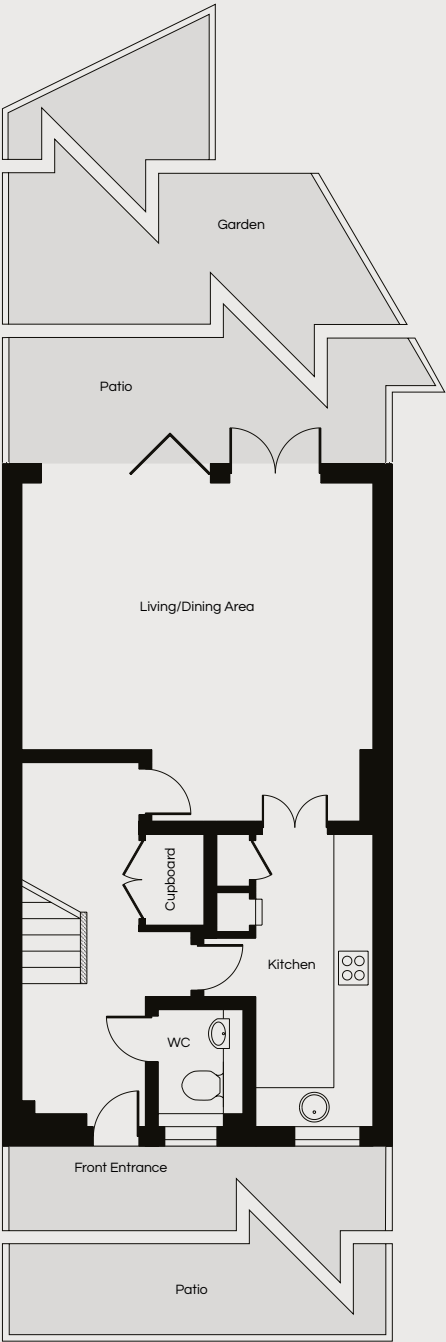
Bedroom 1	3.73m x 3.27m	12'3" x 10'9"
Ensuite	2.35m x 1.38m	7'9" x 4'6"
Bedroom 2	4.10m x 2.99m	13'5" x 9'10"
Bedroom 3	4.09m x 2.16m	13'5" x 7'1"
Bathroom	2.21m x 1.89m	7'3" x 6'2"

Floor plans are not to scale and should be used as a general outline for guidance only. Any areas or measurements quoted are approximate only. Break lines have been used in the garden areas to indicate that the gardens are longer than shown and not to scale.



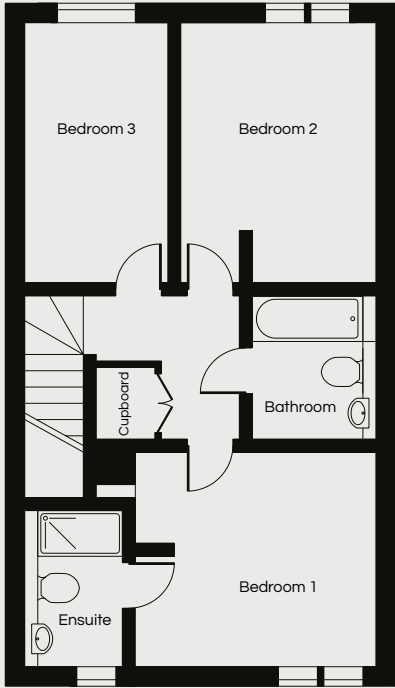
# House 3

INTERNAL AREA:  
106.68 SqM / 1148 Sq Ft



GROUND FLOOR

Living / Dining	5.30m x 5.22m	17'5" x 17'2"
Kitchen	4.46m x 2.40m	14'8" x 7'10"
Garden / Patio	11.46m x 6.80m	37'6" x 22'3"
Front Patio	5.27m x 5.26m	17'3" x 17'3"



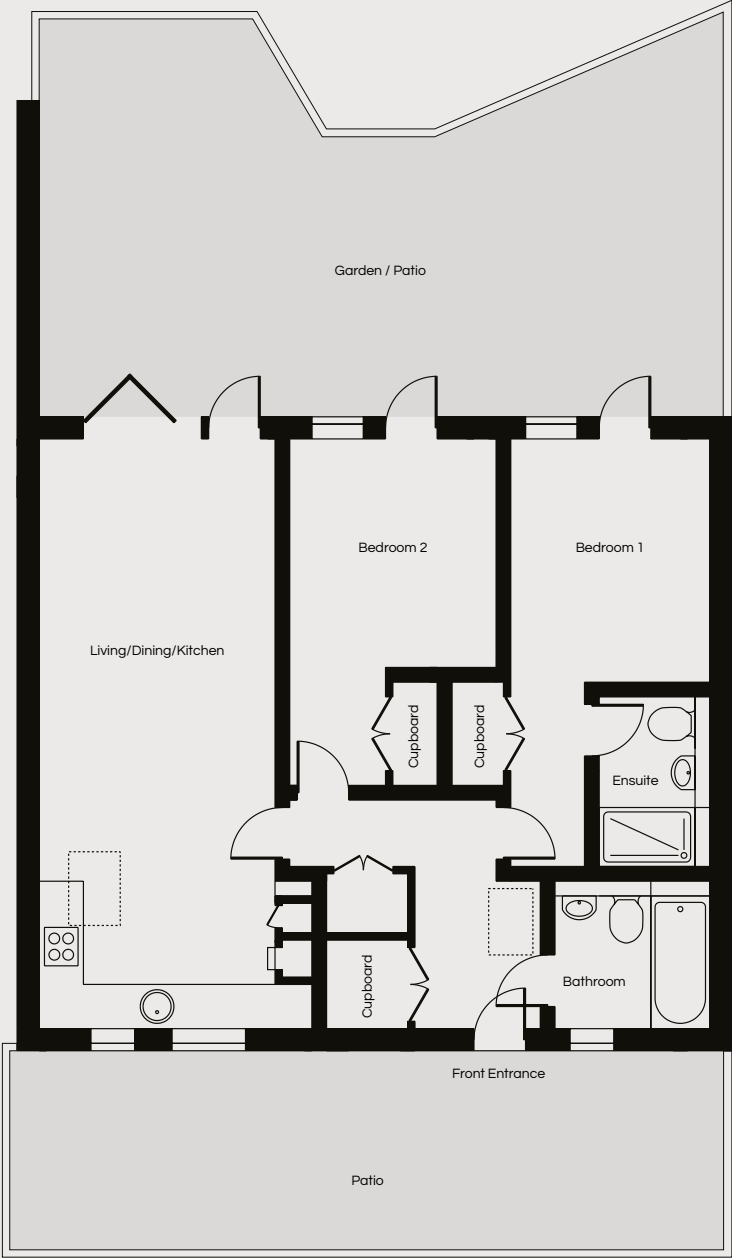
FIRST FLOOR

Bedroom 1	3.68m x 3.26m	12'1" x 10'8"
Ensuite	2.36m x 1.47m	7'9" x 4'10"
Bedroom 2	4.12m x 2.99m	13'6" x 9'10"
Bedroom 3	4.11m x 2.18m	13'6" x 7'2"
Bathroom	2.22m x 1.88m	7'3" x 6'2"

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# House 4

INTERNAL AREA:  
72.80 SqM / 784 Sq Ft



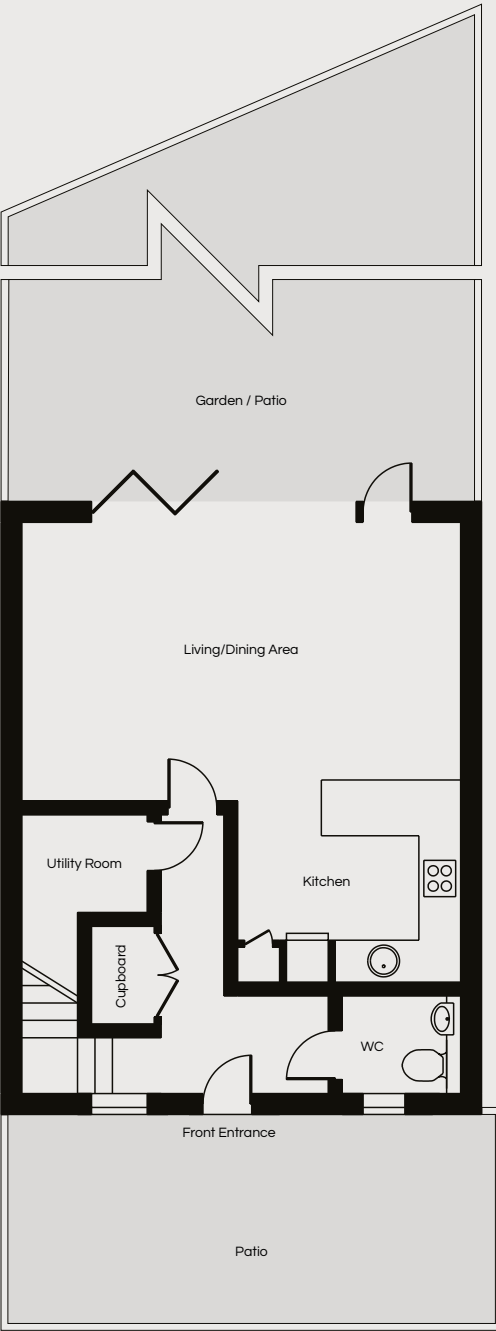
GROUND FLOOR

Living / Dining / Kitchen	8.03m x 3.16m	26'4" x 10'4"
Bedroom 1	5.80m x 2.72m	19'0" x 8'11"
Ensuite	2.33m x 1.47m	7'8" x 4'10"
Bedroom 2	4.68m x 2.75m	15'4" x 9'0"
Bathroom	2.13m x 2.12m	7'0" x 6'11"
Garden / Patio	9.20m x 5.47m	30'3" x 18'0"
Front Patio	9.29m x 2.70m	30'6" x 8'10"



# House 5

INTERNAL AREA:  
103.32 SqM / 1112 Sq Ft



GROUND FLOOR

Living / Dining / Kitchen	6.52m x 6.21m	21'5" x 20'4"
Garden / Patio	8.90m x 6.36m	29'3" x 20'9"
Front Patio	6.67m x 2.95m	21'11" x 9'8"

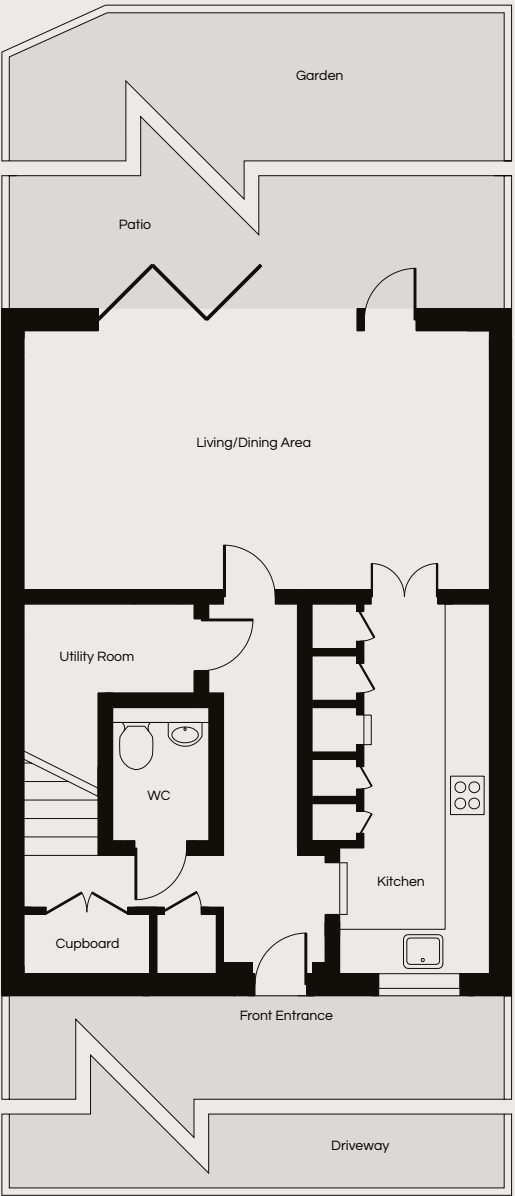
FIRST FLOOR

Bedroom 1	4.03m x 3.16m	13'3" x 10'4"
Ensuite	2.02m x 1.43m	6'8" x 4'8"
Bedroom 2	4.00m x 2.94m	13'1" x 9'8"
Bedroom 3	3.17m x 2.35m	10'5" x 7'9"
Bathroom	2.33m x 1.91m	7'8" x 6'3"



# House 6

INTERNAL AREA:  
111.36 SqM / 1199 Sq Ft



GROUND FLOOR

Living / Dining	6.25m x 3.51m	20'6" x 11'6"
Kitchen	4.95m x 2.48m	16'3" x 8'1"
Garden / Patio	6.70m x 6.45m	22'0" x 21'3"
Driveway	6.48m x 5.40m	21'3" x 17'9"



FIRST FLOOR

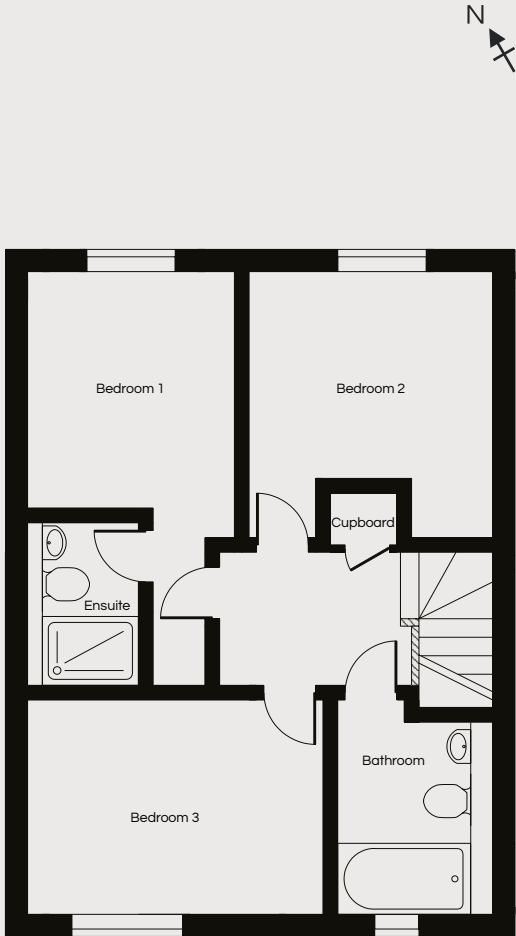
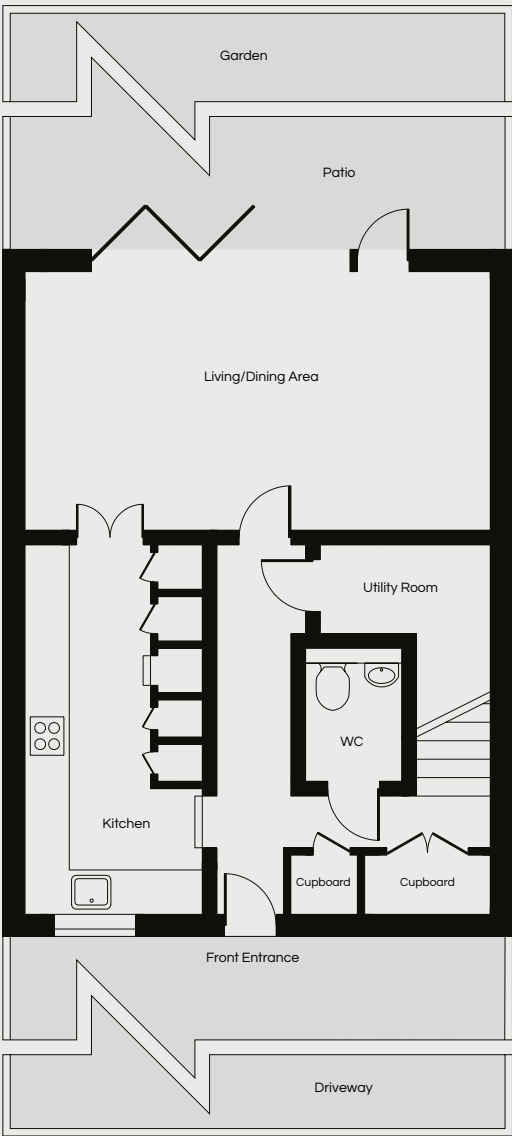
Bedroom 1	5.57m x 2.84m	18'3" x 9'4"
Ensuite	2.16m x 1.53m	7'1" x 5'0"
Bedroom 2	3.60m x 3.31m	11'10" x 10'11"
Bedroom 3	4.00m x 2.92m	13'1" x 9'7"
Bathroom	2.89m x 2.14m	9'6" x 7'0"

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# House 7

INTERNAL AREA:  
111.36 SqM / 1199 Sq Ft



GROUND FLOOR

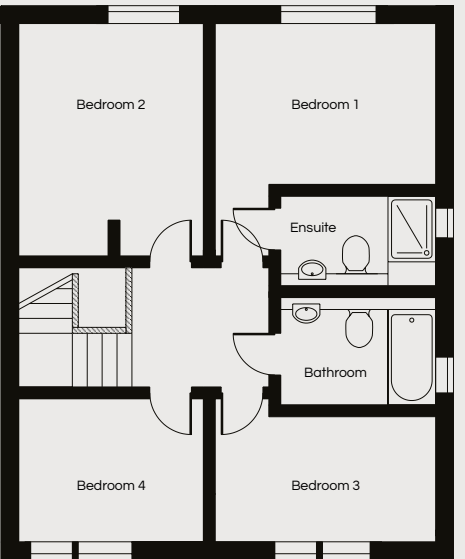
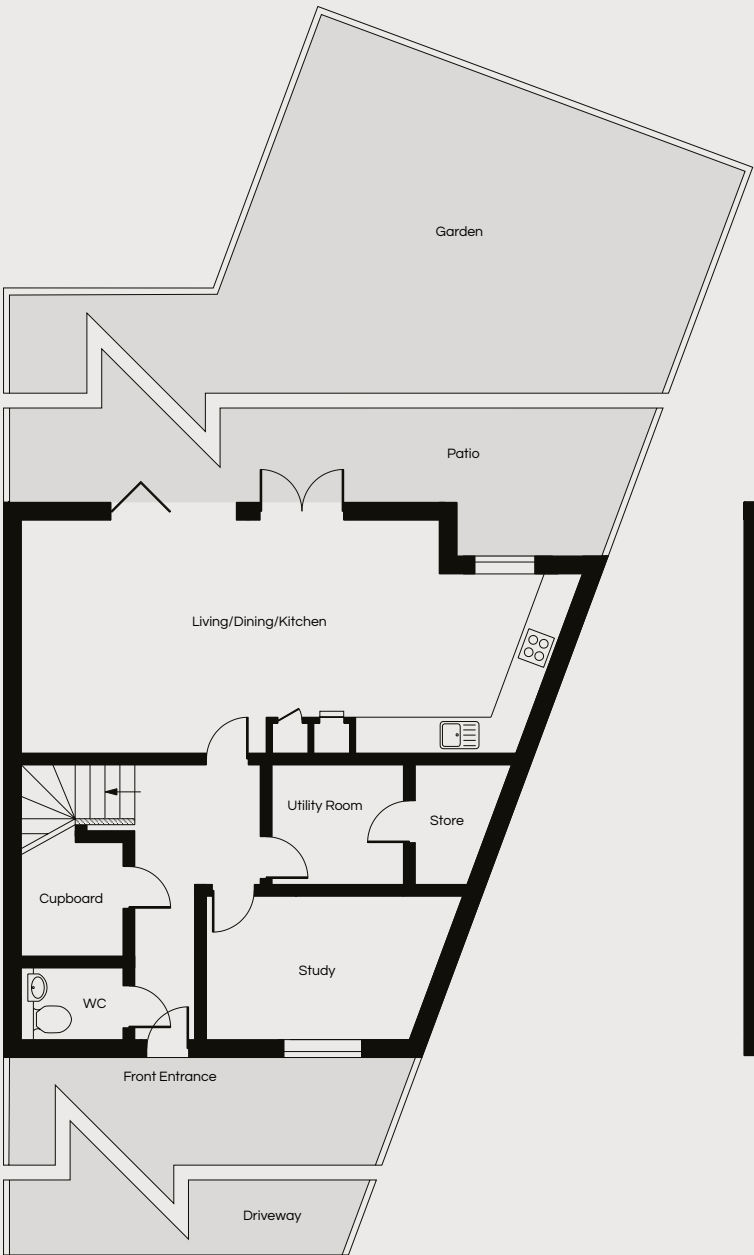
Living / Dining	6.24m x 3.51m	20'6" x 11'6"
Kitchen	4.98m x 2.47m	16'4" x 8'1"
Garden / Patio	6.70m x 6.45m	22'0" x 21'3"
Driveway	6.48m x 5.40m	21'3" x 17'9"

FIRST FLOOR

Bedroom 1	5.57m x 2.82m	18'3" x 9'3"
Ensuite	2.16m x 1.53m	7'1" x 5'0"
Bedroom 2	3.60m x 3.32m	11'10" x 10'11"
Bedroom 3	4.00m x 2.91m	13'1" x 9'7"
Bathroom	2.90m x 2.14m	9'6" x 7'0"

# House 8

INTERNAL AREA:  
129.21 SqM / 1391 Sq Ft



GROUND FLOOR

Living / Dining / Kitchen	9.21m x 3.89m	30'3" x 12'9"
Utility Room	2.20m x 1.99m	7'3" x 6'6"
Store	2.00m x 1.47m	6'6" x 4'9"
Garden / Patio	11.70m x 11.10m	38'6" x 36'6"
Driveway	5.70m x 5.31m	18'9" x 17'6"

FIRST FLOOR

Bedroom 1	3.99m x 3.78m	13'1" x 12'6"
Ensuite	2.55m x 1.51m	8'3" x 5'0"
Bedroom 2	4.00m x 3.05m	13'1" x 10'0"
Bedroom 3	3.71m x 2.13m	12'3" x 7'0"
Bedroom 4	3.09 x 2.44m	10'3" x 8'"
Bathroom	2.60m x 1.80m	8'6" x 6'0"

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## BURLINGTON PLACE

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