



RIDGEMOUNT  
GARDENS

*Enfield, EN2 8QL*

*A development by  
Beverley Homes & Rialto Homes*



*Welcome to*  
RIDGEMOUNT  
GARDENS



Ridgemount Gardens is an exclusive collection of nine beautifully crafted three and four-bedroom houses located just off The Enfield Ridgeway. Set over three floors, these elegant, contemporary homes offer generous, energy-efficient living just minutes from Enfield town centre and all it has to offer.

Behind attractive modern façades lie light-filled interiors finished to a meticulous standard, with high-specification kitchens, underfloor heating, bespoke wardrobes and luxury bathrooms. Bifold or patio doors open to private landscaped gardens, while off-road parking with EV charging comes as standard. Every detail is designed for comfort, convenience and understated modern luxury, long into the future.



## On your DOORSTEP

Step off your doorstep at Ridgemount Gardens and Enfield's many pleasures can be found within minutes: artisan coffee, weekly farmers' markets, lush green parks and members-only wellness clubs, all located along handsome Georgian streets. The atmosphere is closer to that of a village, but the buzz of the city is easily reached.



Daily life at Ridgemount Gardens is well-catered for. Waitrose in Palace Gardens Shopping Centre is barely a mile away, while Marks & Spencer Foodhall sits next door for spur-of-the-moment suppers. Alternatively, award-winning Holtwhites Bakery & Deli offers a mouth-watering selection of slow-fermented sourdough, flavoursome olives and fresh pastries, warm from the oven. For health and wellbeing there is David Lloyd Enfield, a private club with indoor and outdoor pools, a salt sauna, Pilates studio and floodlit tennis courts.

When it comes to education, Ridgemount Gardens is well-served by Merryhills Primary School and St Michael's CofE Primary, which enjoys a strong reputation among local families. Grange Park Preparatory provides a nearby independent option. At secondary school level, Enfield Grammar School and Enfield County Upper School provide selective state education, while some of the country's most sought-after independents lie a little further afield.

Weekends can be well spent with a visit to Forty Hall Estate, a 17th-century manor wrapped in formal gardens, ancient woodland and a 10-acre organic vineyard. Explore the house, taste the award-winning wine, pick up seasonal produce at the farmers' market or simply enjoy a stroll in the grounds. Golfers will favour neighbouring Enfield Golf Club or the championship greens of Hadley Wood, designed by the legendary Alister MacKenzie. Food lovers have an equally indulgent choice, with artisanal food stores and a great selection of independent coffee shops and eateries clustered around Church Street.

Culture is also close at hand. The Dugdale Arts Centre hosts theatre, comedy and exhibitions, while Everyman Barnet screens arthouse releases in plush velvet seats complete with table service. A number of annual events also take place in the town, bringing a festival atmosphere to its streets.

Lovers of the outdoors will find an abundance of green space to enjoy. Stroll through the lawns of Town Park, jog the wilder trails of Whitewebbs or saddle up at Trent Park Equestrian Centre. Dedicated cycleways run south along the Lee Valley, offering uninterrupted routes through open parkland all the way to Stratford and beyond.

Altogether, your immediate neighbourhood delivers a wonderful mix of provenance, convenience and natural beauty that rarely aligns in London. It is the reason families settle for generations, the reason professionals choose to relax here after a week in the City and the reason Ridgemount Gardens feels like home the moment you step through the door.



*Your local area is  
rich in excellent  
amenities and  
beautiful natural  
surroundings,  
all ready for  
you to explore*



## *Discover your new* NEIGHBOURHOOD

Beyond Enfield, a world-class playground of city culture, education and countryside lies within easy reach. From top-class independent schools and flagship shopping arcades to championship golf and ancient woodland, Ridgemount Gardens is perfectly positioned for both metropolitan sophistication and lush greenery, giving you the luxury of choice every day here.

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Retail therapy can be found at nearby Brent Cross, which plays home to designer labels and high-street favourites, while a direct train from Enfield takes you into the heart of the capital, where you can connect to the endless shopping of the West End. If you're looking for something more boutique, Highgate, Crouch End and Muswell Hill play home to artisan independent shops and cafés beloved of north London creatives.

Evenings could unfold at anything from the Camden Roundhouse to the Royal Opera House. With an endless supply of pubs, bars and venues within reach that host a fantastic array of entertainment, you're never short of things to do.

For thrill-seekers, Lee Valley's Olympic White Water Centre delivers rafting, while Alexandra Palace's ice-rink, venue and summer festivals continue to charm Londoners of every generation.

When it is time for fresh air, the choices are equally abundant. The River Lee Country Park provides a wonderful escape, with over 1,000 acres of wildlife-rich parkland. Alternatively, escape to Epping Forest – a fantastic venue for walking or mountain biking. Furthermore, the Chiltern Hills Area of Outstanding Natural Beauty beckons with wildflower meadows, chalk ridges and tempting gastro-pubs to explore.

Parents looking for the very best can take their pick from an extraordinary concentration of top-rank schools nearby. Queen Elizabeth's School in Barnet leads the way for Russel Group admissions and Dame Alice Owen's in Potters Bar, consistently rated 'Outstanding', offers another coveted grammar route. For independent education, there is North London Collegiate, Haberdashers' and St Albans School, each celebrated for Oxbridge success and pastoral care. Those preferring a traditional boarding environment will appreciate Haileybury's 500-acre campus with International Baccalaureate and superb sporting facilities.

Whether your ideal weekend involves a matinee at the National Theatre, a tee-off at dawn or simply a windswept ramble followed by Sunday lunch, Ridgemount Gardens places it perfectly within reach. It is this breadth of opportunity, coupled with its own leafy location, that creates an address to be cherished.



*Enjoy seamless  
access to culture,  
education  
and nature*





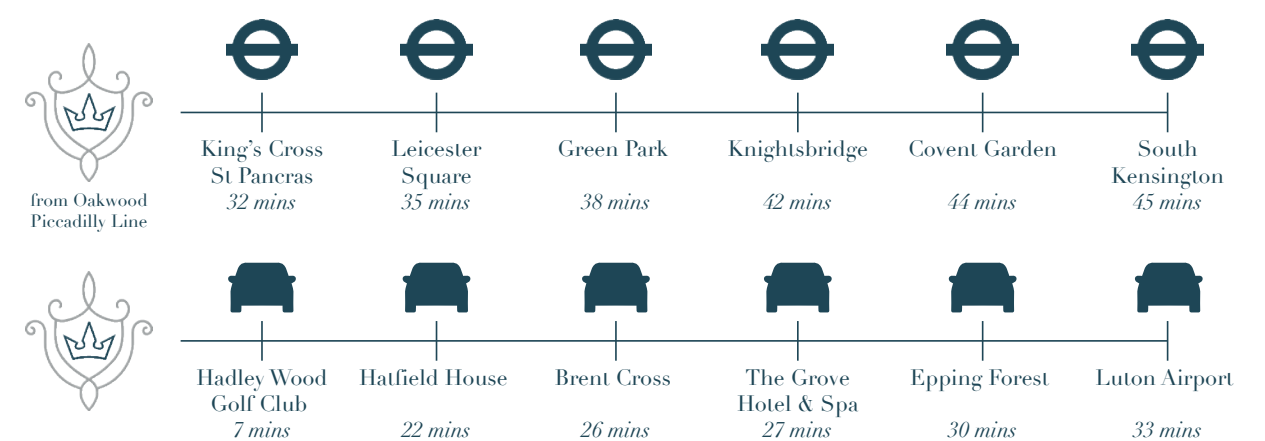
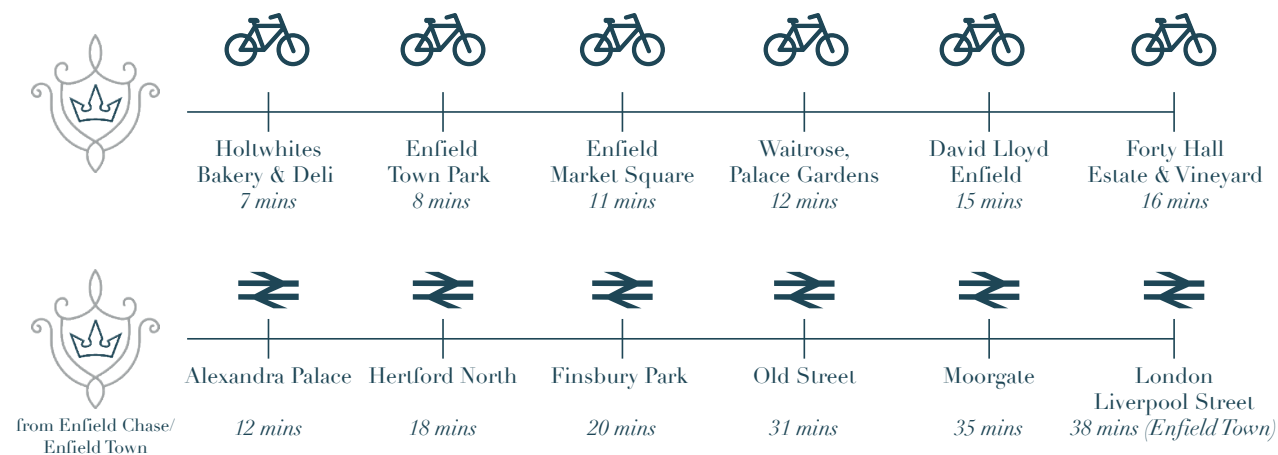
# All the right CONNECTIONS

Ridgemount Gardens is perfectly connected to London's transport network, with fast trains to the City, a Piccadilly Line tube to the West End, arterial roads to the national motorway network and three international airports within an hours' radius.



Enfield Chase station, two minutes by car or an easy 15-minute walk, offers direct services to Moorgate, while Enfield Town reaches Liverpool Street in a comparable time. For the Underground, Oakwood on the Piccadilly Line puts King's Cross, Covent Garden and Heathrow all on a single train.

By road, the A10 and A1 link to the North Circular, with the M25 easily accessible. Stansted, Luton and Heathrow airports can all be reached in under 45 minutes, putting Europe and the rest of the world within reach.





## Explore your NEW HOME

Ridgemount Gardens is deliberately intimate. Just nine houses arranged along a gently curving private avenue, framed by mature trees and soft landscaping to create a pleasing sense of arrival. Homes sit on generous plots with private gardens and driveways, balancing privacy with a friendly neighbourhood feel.

Open space can be found to the north of the development, while native hedgerows, bird boxes and pollinator borders enhance biodiversity. Thoughtful orientation maximises sunlight, energy performance and long-term comfort for every resident.



## THE SITEPLAN



This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only. Levels should be confirmed with the Sales Consultant prior to reserving. Please contact Sales Consultant for more information.

► denotes front and rear doors



*welcome*  
HOME

Each residence unfolds over three thoughtfully tiered floors, balancing open-plan sociability with quiet retreats. Contemporary styling perfectly complements the local vernacular to create attractive exteriors, while private driveways with EV charging maximise convenience.

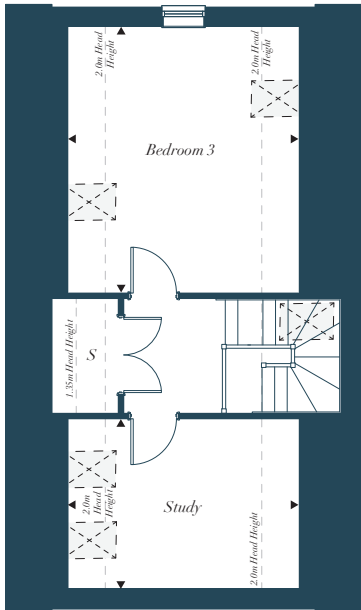
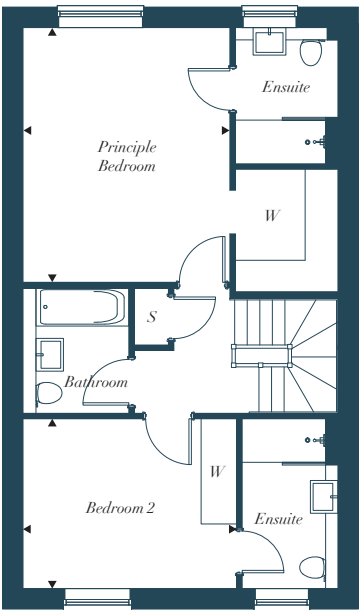
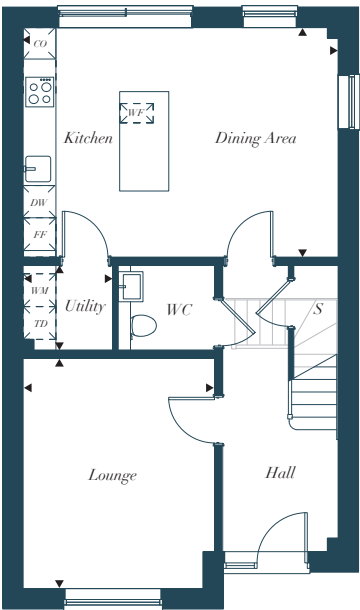




# Plot 1

## THE EDWARD

Plot 1 is a beautifully proportioned three-bedroom home with ensuite and walk-in wardrobe to the principal bedroom, a separate study and a kitchen dining room opening onto a private garden. A spacious lounge, utility room and private driveway underline its practicality.



### GROUND FLOOR

Kitchen/Dining Area  
5765mm x 4200mm  
18'11" x 13'9"

Utility  
1637mm x 1550mm  
5'4" x 5'1"

Lounge  
4215mm x 3503mm  
13'10" x 11'6"

### FIRST FLOOR

Principle Bedroom  
4634mm x 3785mm  
15'2" x 12'5"

Bedroom 2  
3910mm x 3104mm  
12'10" x 10'2"

### SECOND FLOOR

Bedroom 3  
4831mm x 4233mm  
15'10" x 13'11"

Study  
4233mm x 3104mm  
13'11" x 10'2"

Total Area    160 sq.m    1722 sq.ft

CO    Combination    FF    Fridge/Freezer    WM    Washing Machine Space    S    Store    ☒    Velux Window  
         Single Oven / Microwave    WF    Wine Fridge    TD    Tumble Dryer Space    W    Wardrobe    ---    Reduced Head Height  
DW   Dishwasher

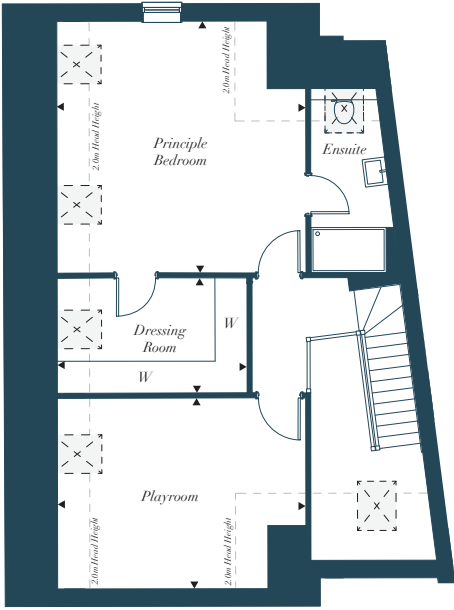
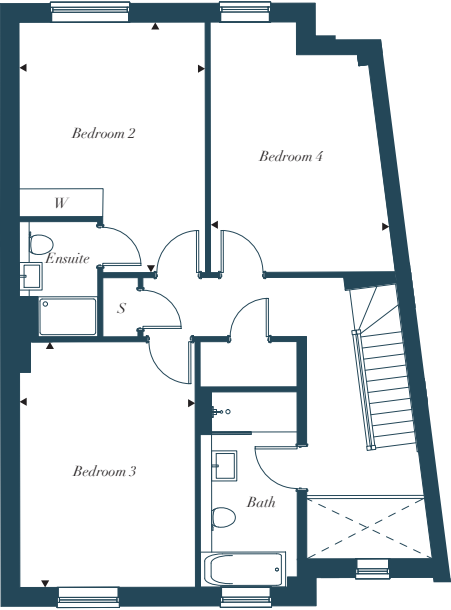
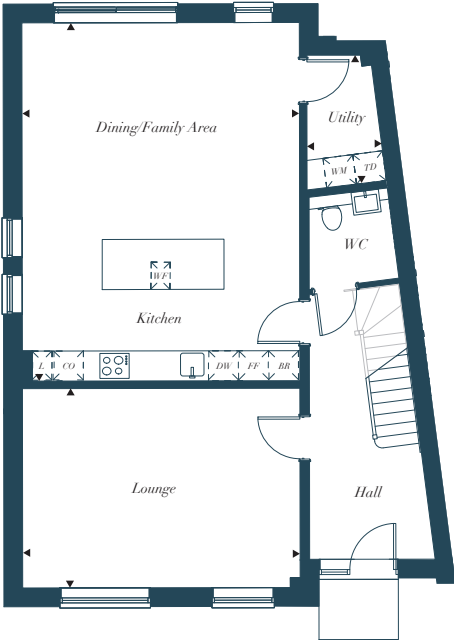
External finishes may vary. Please confirm with Sales Consultant. ◀Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only.



# Plots 2 & 4

## THE VICTORIA

Plots 2 and 4 deliver expansive four-bedroom accommodation centred on a family kitchen dining room that spills out onto the patio. Three generous first-floor bedrooms sit above, with the top floor containing a principal bedroom, dressing room, ensuite and playroom.



### GROUND FLOOR

Kitchen/Dining/Family Area  
7150mm x 5540mm  
23'5" x 18'2"

Utility  
2520mm x 1597mm  
8'3" x 5'3"

Lounge  
5540mm x 3978mm  
18'2" x 13'1"

### FIRST FLOOR

Bedroom 2  
4970mm x 3713mm  
16'4" x 12'2"

Bedroom 3  
4884mm x 3503mm  
16'0" x 11'6"

Bedroom 4  
4971mm x 3661mm  
16'4" x 12'0"

### SECOND FLOOR

Principle Bedroom  
4996mm x 4964mm  
16'5" x 16'3"

Playroom  
4954mm x 3777mm  
16'3" x 12'5"

Dressing Room  
3785mm x 2295mm  
12'5" x 7'6"

Total Area    224 sq.m    2411 sq.ft

CO    Combination    FF    Fridge/Freezer    WM    Washing Machine Space    S    Store    ☒    Velux Window  
         Single Oven / Microwave    WF    Wine Fridge    TD    Tumble Dryer Space    W    Wardrobe    ---    Reduced Head Height  
DW   Dishwasher    L    Larder    BR    Broom Store

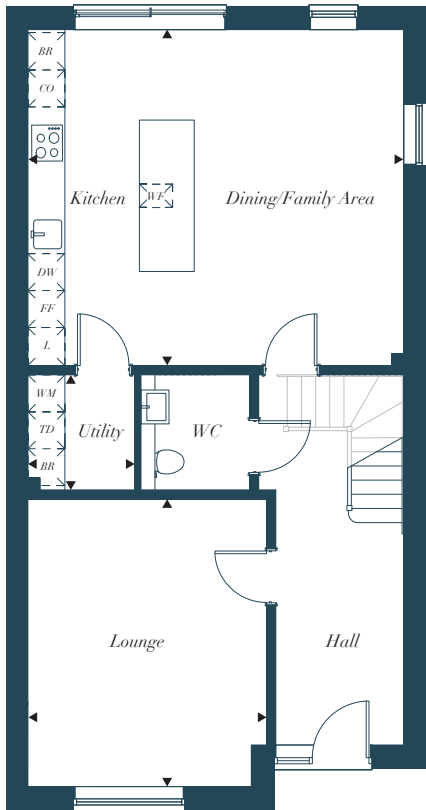
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# Plots 3 & 5

## THE HENRY

Plots 3 and 5 offer exceptional family living with an open-plan kitchen-dining-family area, separate lounge and a utility room. Upstairs, three bedrooms and a study precede a secluded top-floor principal bedroom partnered by a spacious playroom.



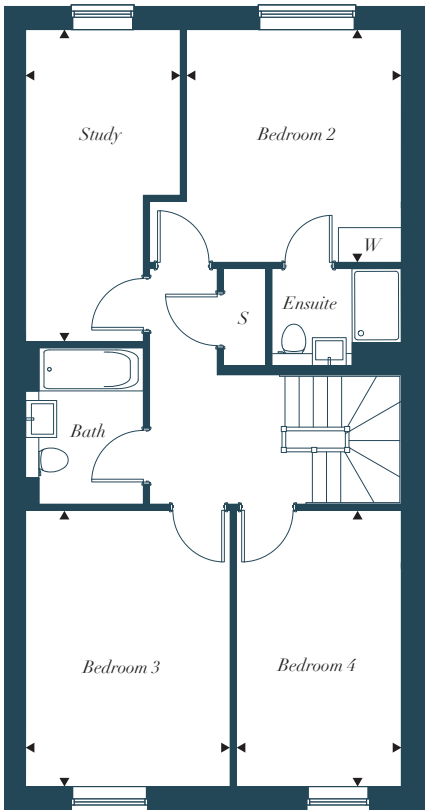
GROUND FLOOR

Kitchen/Dining/Family Area  
6103mm x 5455mm  
20'0" x 17'11"

Utility  
1869mm x 1735mm  
6'2" x 5'8"

Lounge  
4666mm x 3877mm  
15'4" x 12'9"

Total Area    211 sq.m    2271 sq.ft



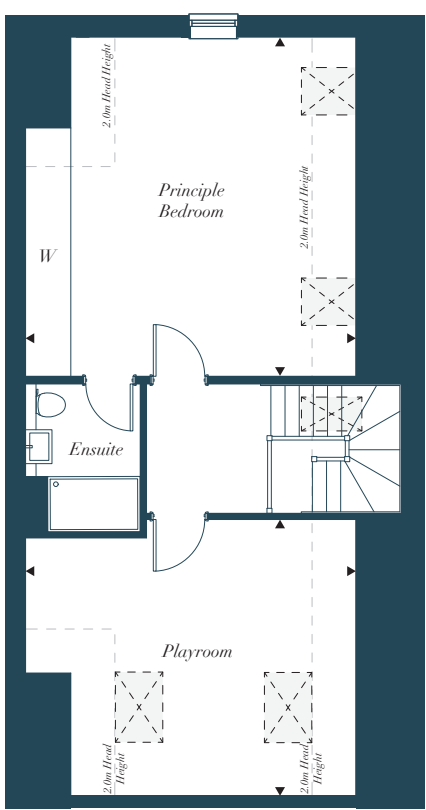
FIRST FLOOR

Bedroom 2  
3778mm x 3488mm  
12'5" x 11'5"

Bedroom 3  
4482mm x 3320mm  
14'8" x 10'11"

Bedroom 4  
4483mm x 2678mm  
14'8" x 8'9"

Study  
5063mm x 2510mm  
16'7" x 8'3"



SECOND FLOOR

Principle Bedroom  
5478mm x 5359mm  
18'0" x 17'7"

Playroom  
5359mm x 4183mm  
17'7" x 13'9"

CO    Combination Single Oven / Microwave  
DW    Dishwasher  
FF    Fridge/Freezer  
WF    Wine Fridge  
L    Larder  
WM    Washing Machine Space  
TD    Tumble Dryer Space  
BR    Broom Store  
S    Store  
W    Wardrobe  
Velux Window  
---    Reduced Head Height

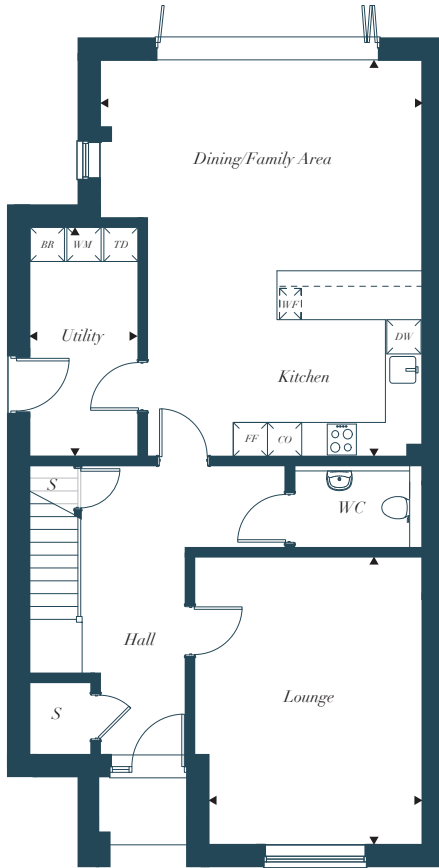
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# Plots 6 & 9\*

## THE CHARLES

Plots 6 and 9 showcase a statement kitchen flowing into dual-aspect family dining area, backed by a separate lounge and utility. Two bedrooms, a family bathroom and a study precede a top-floor principal bedroom with dressing room, en-suite and playroom.



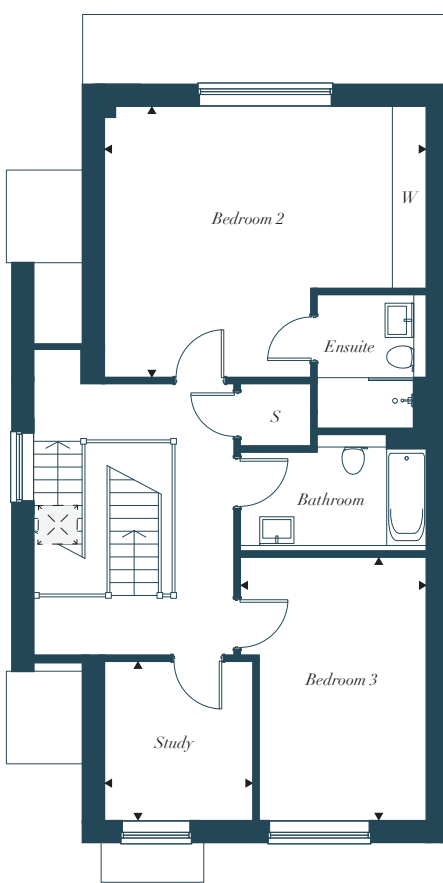
GROUND FLOOR

Kitchen/Dining/Family Area  
6952mm x 5653mm  
22'10" x 18'7"

Utility  
4027mm x 1912mm  
13'3" x 6'3"

Lounge  
5050mm x 4000mm  
16'7" x 13'1"

Total Area    220 sq.m    2375 sq.ft



FIRST FLOOR

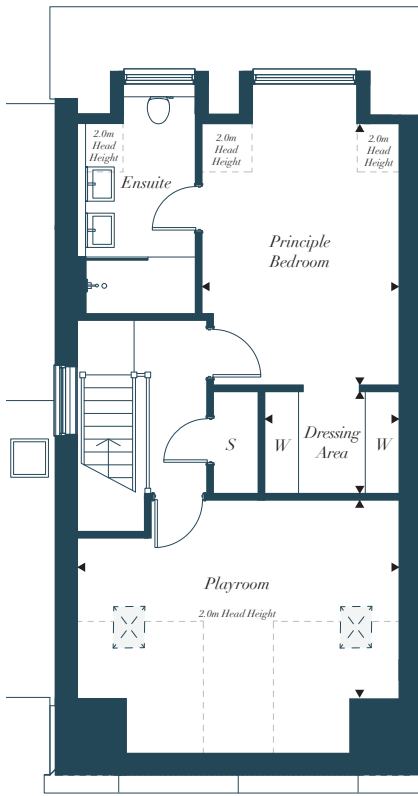
Bedroom 2  
5653mm x 4757mm  
18'7" x 15'7"

Bedroom 3  
4623mm x 2938mm  
15'2" x 9'8"

Study  
2798mm x 2610mm  
9'2" x 8'7"

CO    Combination Single Oven / Microwave  
DW    Dishwasher  
FF    Fridge/Freezer  
WF    Wine Fridge  
WM    Washing Machine Space  
TD    Tumble Dryer Space  
S    Store  
BR    Broom Store  
W    Wardrobe  
Velux Window  
---    Reduced Head Height

External finishes may vary. Please confirm with Sales Consultant \* denotes handed plot. ◀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.



SECOND FLOOR

Principle Bedroom  
4567mm x 3468mm  
14'10" x 11'4"

Dressing Area  
2368mm x 1795mm  
7'9" x 5'11"

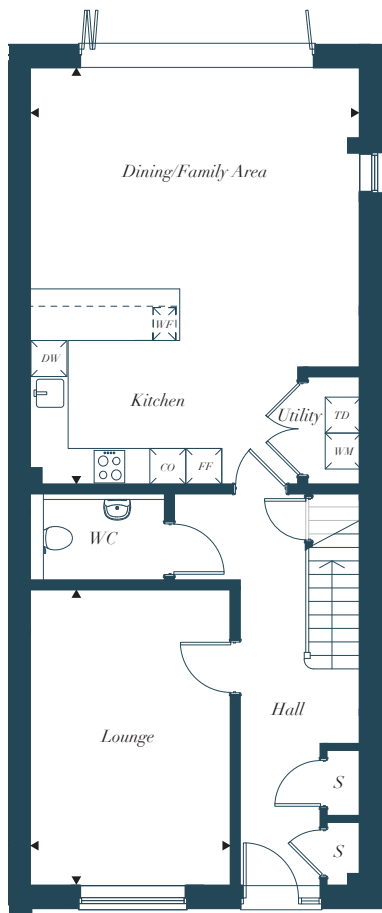
Playroom  
5653mm x 4413mm  
18'7" x 14'5"



Plots 7 & 8\*

THE ELIZABETH

Plots 7 and 8 balance entertaining and homely comfort, with a spacious lounge, flowing kitchen-family space and utility. Upstairs are two double bedrooms and a study, while the top floor delivers a principal suite alongside a fourth bedroom for guests.

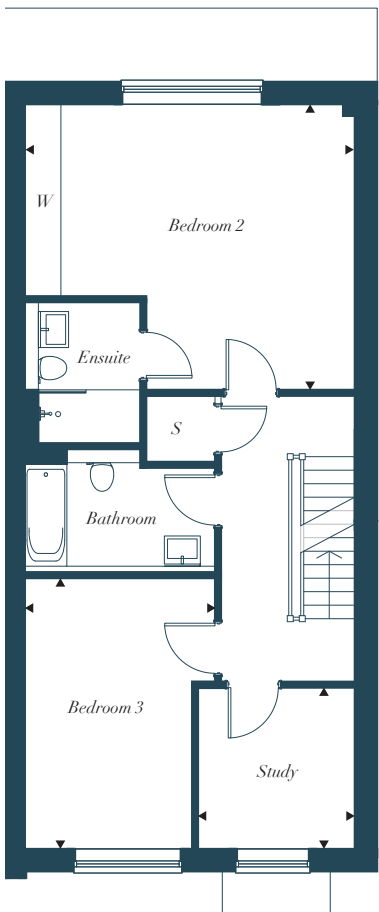


GROUND FLOOR

Kitchen/Dining/Family Area  
6952mm x 5500mm  
22'10" x 18'1"

Lounge  
4938mm x 3350mm  
16'2" x 11'0"

Total Area 205 sq.m 2215 sq.ft

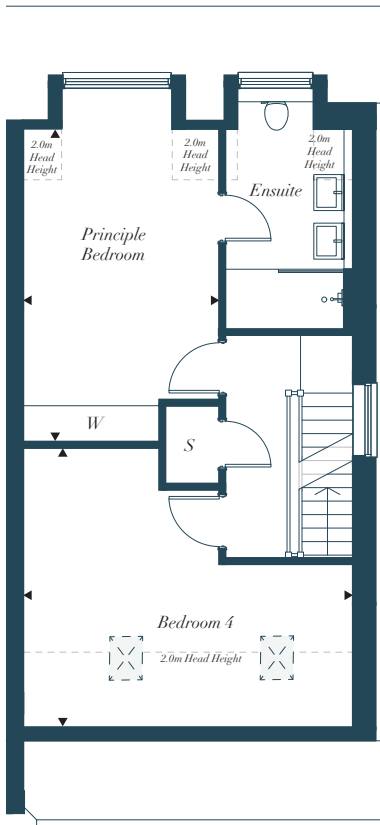


FIRST FLOOR

Bedroom 2  
5500mm x 4757mm  
18'1" x 15'7"

Bedroom 3  
4586mm x 3168mm  
15'1" x 10'5"

Study  
2685mm x 2610mm  
8'10" x 8'7"



SECOND FLOOR

Principle Bedroom  
5192mm x 3268mm  
17'3" x 10'9"

Bedroom 4  
5500mm x 4636mm  
18'1" x 15'2"

CO Combination Single Oven / Microwave  
DW Dishwasher  
FF Fridge/Freezer  
WF Wine Fridge  
WM Washing Machine Space  
TD Tumble Dryer Space  
BR Broom Store  
S Store  
W Wardrobe  
Velux Window  
Reduced Head Height

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Computer Generated image, indicative only.



## *The finishing* DETAILS

Every home at Ridgemount Gardens has been crafted with care to offer a superior living experience, where quality, style and comfort come as standard. From beautifully designed interiors to energy-conscious features, each detail has been selected to enhance everyday life.



## SPECIFICATION

### *KITCHEN*

- Matt finish shaker style doors to wall, base and tall units
- Extra deep soft close drawers and soft close hinges to doors
- Island unit to plots 1-5 with breakfast bar
- Breakfast bar to plots 6-9
- Composite stone worktops with full height splashbacks below wall units and 100 mm upstands
- Under mounted stainless steel sink
- Pull out chrome sink mixer tap
- Integrated single oven, combination microwave oven and induction hob with canopy extractor
- Full height integrated fridge/freezer
- Integrated dishwasher
- Integrated wine cooler
- Pull out bins

### *UTILITY*

- Spaces for washing machine and tumble dryer
- Laminated worktops with 100mm high upstands
- Matt finish shaker style doors to wall and base units (where fitted)

### *BATHROOM & ENSUITES*

- Villeroy & Boch white suites including shower bath with glazed screen to main bathrooms
- Floor mounted WC with soft-close seat and dual flush control
- Shower tray and screen to ensuites and main bathrooms to plots 2 and 4
- Chrome brassware
- Heated chrome ladder towel rail
- Vanity units to all master bedroom ensuites
- Full tiling to both bathrooms and ensuites

### *CLOAKROOM*

- Floor mounted WC with soft-close seat and dual flush control
- Tiled splashback to basin

### *HEATING*

- Baxi high efficiency, eco friendly air source heat pump providing heating and hot water
- Zoned underfloor heating to the ground floor
- Radiators to the upper floors fitted with thermostatic radiator valves to all main rooms

*Specification is listed as a guide and is subject to updating or change at any time, the specification for each home must be checked at the point of reservation. Please confirm details with Sales Consultant.*

## *FINISHES*

- Walk in wardrobe to plots 1, 6 and 9 with shelving and rails to bedroom 1 and floor to ceiling wardrobe with doors and internal hanging rails to bedroom 2.
- Ensuite dressing room to plots 2 and 4 with shelving and rails to bedroom 1 and floor to ceiling wardrobe with doors and internal hanging rails to bedroom 2.
- Floor to ceiling wardrobe to plots 3, 5, 7 and 8 with doors and internal hanging rails to bedrooms 1 and 2.
- Havana Oak Natural laminate wood flooring to ground floor
- Ceramic tiling to the floors of all bathrooms and ensuites
- Fitted carpets to all bedrooms, stairs and landings in a choice of colour
- Painted balustrades, stringers and newel posts to staircase with stained wooden handrail
- Light grey internal panel doors
- Chrome ironmongery throughout
- White emulsion finish to plaster boarded walls and ceilings
- White painted square section skirtings and architrave
- Aluminium glazed windows throughout
- Aluminium sliding patio doors to plots 1-5
- Aluminium bi-folding doorsets to plots 6-9

## *ELECTRICAL*

- Energy efficient LED downlights throughout with dimmer function to living room and bedroom 1
- BT point in the living room
- TV points and data points in the living rooms, all bedrooms and playrooms
- All properties pre-wired for Sky Q (subject to subscription)
- Under cabinet lighting to wall units in kitchen
- White double socket with integral USB charger ports to kitchen, lounge and main bedroom
- Shaver sockets to family bathroom and ensuites
- Electric vehicle car charging point provided to every property

## *EXTERNAL*

- Secure by Design front entrance door with multipoint locking system
- External front porch light and lights to either side of patio and bi-folding doors
- Turf and paving to selected areas of rear garden
- Driveways finished with brick paviours
- External tap

## *SECURITY & PEACE OF MIND*

- 10 year structural warranty provided by ICW Insurance Services Limited
- Mains powered smoke/heat detectors with backup



*About*

## BEVERLEY HOMES

Since its foundation in 1985, Beverley Homes has established a strong reputation as a versatile and adaptable developer building excellent quality homes.

A family business, supported by the management team's long experience of local and national housebuilding. Beverley Homes is resolutely committed to customer service and has persistently resisted the temptation for significant expansion in favour of retaining the service benefits its size can offer.

Customers have enjoyed the company's personal & friendly approach and the flexibility which enables Beverley Homes to frequently offer tailored solutions to customer needs.

Beverley Homes believe in building innovatively designed homes beautifully finished to a high specification.

We want our developments to be the best, with homes that our customers will enjoy living in. We also strive to give something back to the community, by providing excellently designed and built quality new homes in attractive surroundings. We are committed to deliver high environmental and sustainability standards on all our homes.

We want our homes to not just be designed for today but also for the future in a built environment that will be relevant and sustainable for generations to come.

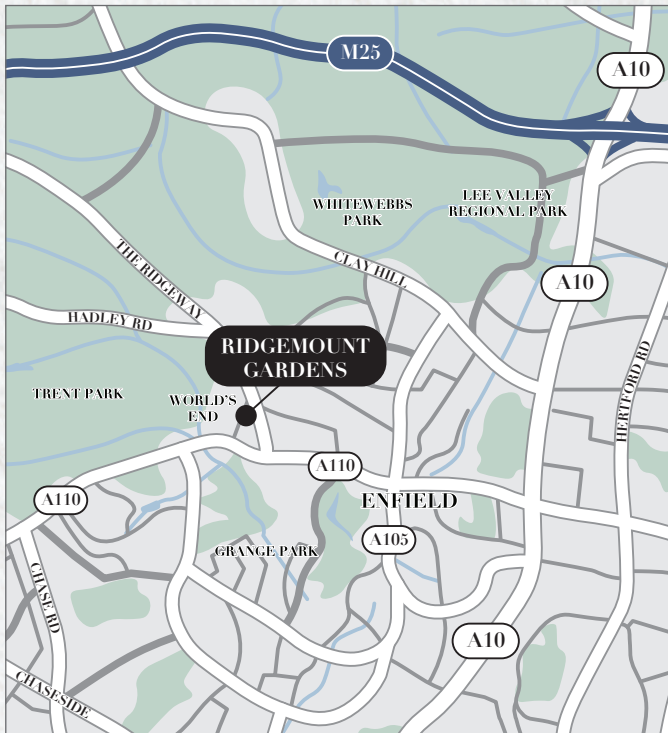
We are constantly reviewing and improving our product in order to maximise a site's potential. We believe our new homes provide excellent value for money with a character and personality to suit all our customers' requirements.



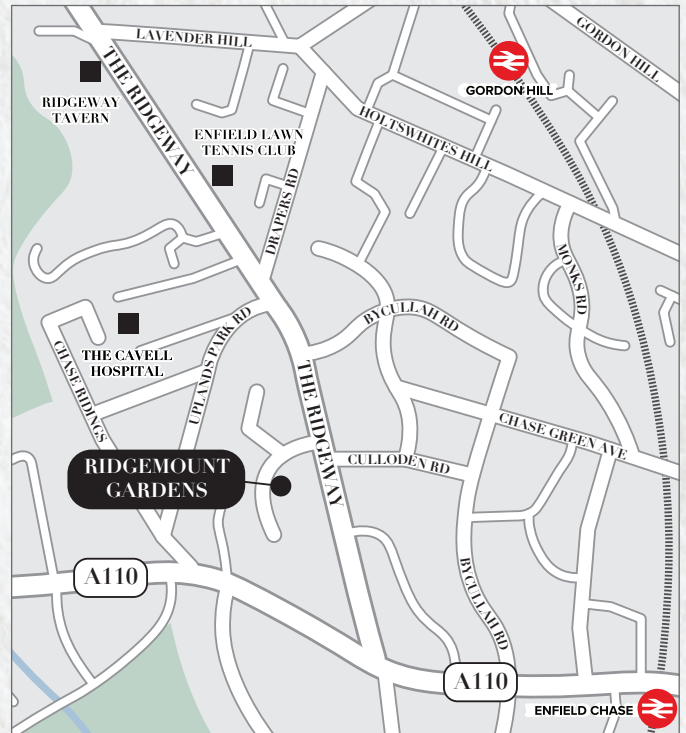


# RIDGEMOUNT GARDENS

*Enfield, EN2 8QL*



Area map



Local map

*Book your appointment*

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home buyers**

Computer generated imagery is included for guidance only. The properties may vary in terms of elevational design and details. Kitchens and bathroom layouts may vary from those shown as we operate on a process of continuous product development, therefore, prospective purchasers should check the latest plans and specification with our Sales Office. Maps are not drawn to scale. Travel times quoted are approximate only. Photography used is of the local area and previous Beverley Show Home imagery.