



# Stylish apartments in a perfect setting

Carmen & Burr Court are a boutique collection of two-bedroom apartments set a short walk from the High Street on a beautiful, quiet, tree-lined boulevard.

It's just a 5-minute walk to Totteridge & Whetstone station for a quick 25-minute journey to Central London.

The communal areas have been stylishly designed to have the wow-factor of a boutique hotel, while the high-specification apartments include excellent storage space, open-plan living areas, large double bedrooms and a balcony or terrace.

**Contact us today to discuss your new home.**





CARMEN COURT

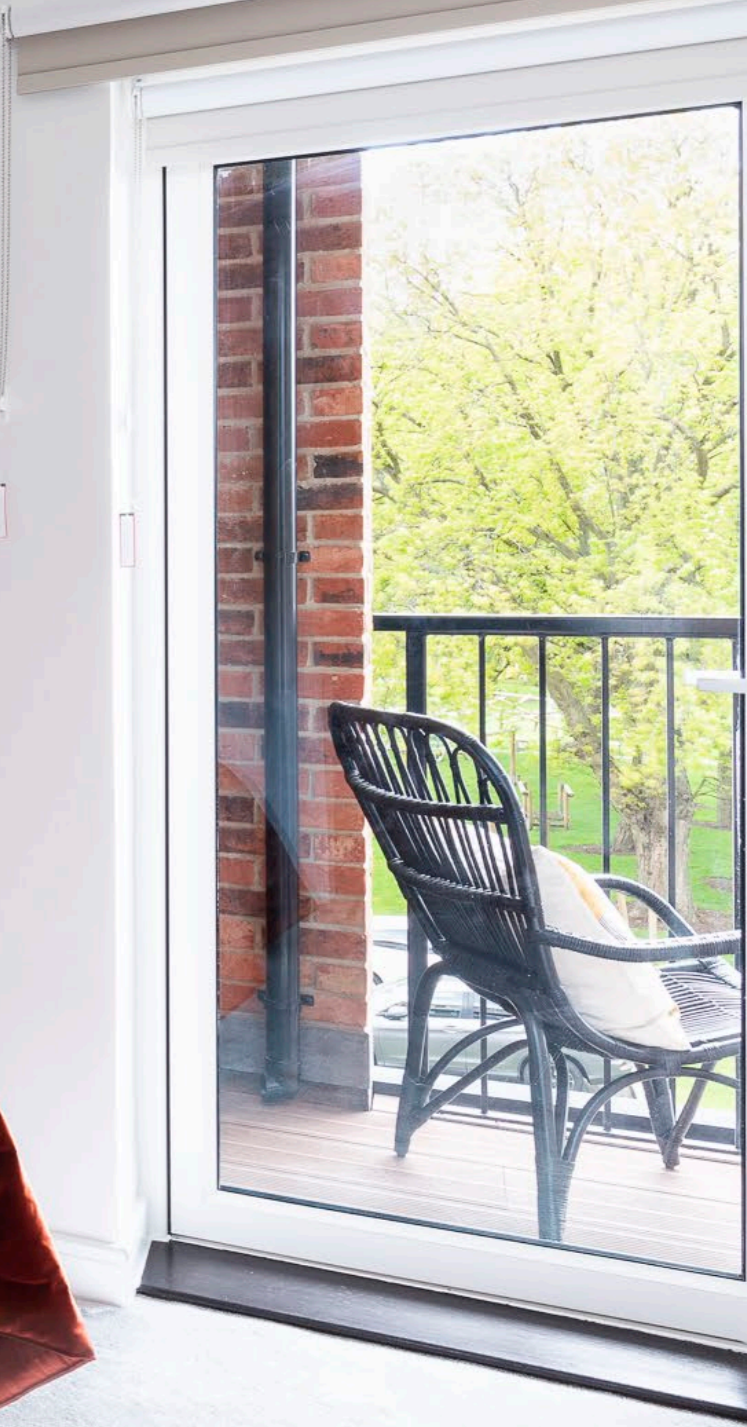




Exit















# The apartments

2 bedroom, 2 bathroom apartments  
from 797ft<sup>2</sup> - 990ft<sup>2</sup>

## Your high-spec home

- Modern open-plan living area
- Large double bedrooms
- Deluxe bathroom & ensuite shower
- Large private balcony or terrace
- Excellent storage
- EPC rating of B

## Also included

- Secure parcel locker
- Allocated private parking & charging points
- Lift to every floor
- Secure bike storage
- Pet friendly
- NHBC building warranty



# Entrance hall

Stepping through your front door from the stunning communal corridor you'll walk into a spacious hallway with a large practical storage cupboard.

## Open-plan living

As you head down the hallway, you'll discover roomy open plan living with kitchen, dining, and lounge spaces. There's ample space for whipping up a feast while your guests sit back and enjoy as the sun streams through the full-length windows and cool air breezes through the balcony doors. Close the blinds, sink into the comfy sofa, grab your drink off the coffee table and get cosy.

- Amtico timber-effect flooring
- Balcony access
- LED downlights





## Open-plan kitchen

Gloss white handleless doors contrast beautifully with the silestone work surfaces. Fully integrated appliances complete the seamless look: Fan oven, gas hob, fridge/freezer, washer dryer and full-size dishwasher.

- Individually designed white gloss lacquer kitchens
- Silestone work tops in subtle grey finish with upstand & stainless steel splashback behind hob
- Handleless, soft close cabinetry
- Flush under-mounted 1.5 bowl sink with polished chrome mixer tap
- Single oven by AEG
- Gas hob by AEG
- Integrated recirculating extractor hood by AEG
- Integrated 50/50 frost-free fridge/freezer by Zanussi
- Integrated dishwasher by Zanussi
- Integrated washer dryer by Zanussi
- Feature LED lighting to underside of wall cabinets
- Integrated space saving recycling bins

# Bedrooms

Feel relaxed as your feet sink into the bedroom carpet and the natural light beams through the large windows. The fitted wardrobes are spacious and the blinds block out the light when a lay-in is on the cards.

- Pendant style light fittings
- TV point
- Built-in wardrobes with sliding mirrored doors, internal rails and shelf
- High quality carpets
- Blackout blinds





# Bathrooms

The bathrooms include modern showers, ready to help wake you up in the morning or refresh you after a workout. The tub is deep enough to soak in and there's also heated towel rails.

- Semi recessed basin
- Chrome single lever mixer tap
- Roca sanitaryware
- Vanity tops and display niche in matching timber veneer
- Shaver socket
- Full width wall mounted mirror
- WC with concealed cistern and soft close seat
- Polished chrome dual flush plate
- Contemporary white enamel bath with Hansgrohe mixer tap and shower attachment by Mira
- Stainless steel electric shower in ensuite by Aqualisa
- Glass bath/shower screens with hinged over frame in polished chrome finish
- Polished chrome heated towel rails
- Wall tiling by Porcelanosa
- Chrome LED downlights

# Balcony/terrace

A bit of outside space that's just for you has never been more appealing. This is the place to step away from your laptop, sit out with a coffee and take a breather.

- Private large balconies or terraces
- Black metal balustrade
- Timber decking
- External surface mounted light fitting





# Additional Specification

## Electrical Fittings

- Telephone outlet located in living area, bedroom one and in the hall cupboard
- TV points provided to living room and bedrooms with SKY Q services
- Pendant style light in hallway, living area, bedrooms & storage cupboard
- Chrome finished LED downlights to kitchen & bathroom/ensuite
- Matt white slimline sockets and switch plates throughout apartments

## Security

- Video and audio door entry system with telephone handset located in apartment hallway
- Feature entrance door with multi-3-point lock
- Mains powered smoke detectors with battery back up
- Security cameras on primary ground level communal entrance

## Lifts

- Passenger lift serves all floors

## Interior Finishes

- White walls & ceiling decoratively finished to a high standard
- White colour internal doors and chrome door furniture by Carlisle Brass
- White finished architrave and skirting detail throughout each apartment
- Wardrobes to both bedrooms with mirrored sliding doors, internal shelf and hanging rail
- Amtico timber-effect flooring to hallway, kitchen/living/dining room and utility cupboard
- High quality carpets to bedrooms
- Bathroom tiles from Porcelanosa to both floors and selected walls

## Heating / Services

- Ideal Logic gas fired combination boiler to each apartment providing central heating to radiators and hot water
- Thermostatic radiator valves

## Car Parks

- One parking space is included with each apartment
- Parking at ground level
- A number of spaces have the benefit of a charging point

# Living in Whetstone

Situated in the borough of Barnet, Whetstone offers something for everyone. A fantastic collection of shops, restaurants, pubs and cafés are all just a short walk from Carmen & Burr Court. The schools, green spaces and hassle-free journey into the city via the Northern line add to this friendly town's appeal.

## i What to see and do

- Waitrose and M&S Food
- Restaurants: Tootoomoo, Al Fresco, Izgara, Sofalino, Cocorico and Haven
- David Lloyd Finchley
- Everyman Barnet cinema
- Oak Hill Park
- Whetstone Stray Park (pictured)
- Swan Lane Open Space
- North Middlesex Golf Club
- Barnet Lawn Tennis Club



# Amenities

## Education

Whetstone's schools and friendly atmosphere make it a perfect place for families. Whetstone has better than average GCSE and A-level results, and all local state schools are rated outstanding or good. Local schools are under a mile from Carmen & Burr Court, and some of London's best colleges and universities are within easy reach.

## Health

Barnet Hospital is located just over 3 miles from Carmen & Burr Court, and St Andrews Medical Practice is just a 5 minute walk away.





Everyman Cinema

M&S Foodhall

Waitrose

Carmen & Burr Court

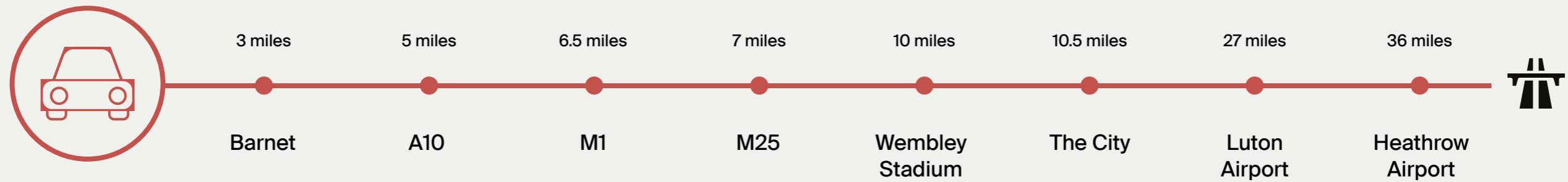
High Street

Totteridge & Whetstone Station

# Well connected

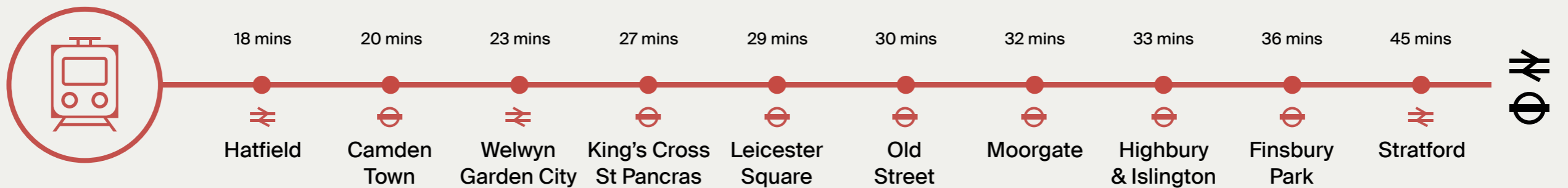
## Driving

Whetstone is within easy reach of London to the south or other destinations cross-country.



## Underground

With Totteridge & Whetstone tube station just a 5-minute walk away, Carmen & Burr Court is the perfect location for those commuting or visiting attractions the City has to offer.





# Key Information

**Location:** Carmen Court & Burr Court, Toye Ave, London N20 0FN

**Local Authority:** Barnet Council

**Building Insurance:** NHBC

**Tenure:** Leasehold – 999 years from 2017

**Managing Agent:** First Port Limited

**Ground Rent:** £250

**Service Charge:** £2,452.15 plus an estate wide charge of £284 – both billed annually

**Parking:** 1 space per apartment

**Council Tax:** 2 bedroom apartments: Band E

**Terms of Payment:** 10% on exchange, 90% on completion

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