



THE RIDINGS

N 2 1



A secluded escape in leafy North London

Discover an exclusive and contemporary collection of just three 2- and 3-bedroom apartments and a substantial 4 bedroom detached home offering style and space in a well-connected location. Just minutes from the heart of Enfield, yet wonderfully private, this small and contemporary development has been thoughtfully designed to offer residents the things that matter most.

Each home benefits from open-plan living spaces for entertaining friends and family, and the highest quality finishes throughout, as well as secluded residents landscaped gardens to the apartments and private garden to the 4 bedroom home combined with generous parking

Experience the finer things in life

Winchmore Hill is perfectly placed for living, learning, and working, combining all the benefits of an urban village lifestyle with convenient commuting links. With its diverse and welcoming community and superb local schools, Winchmore Hill is also within easy commuting distance to central London, making it a popular choice for young professionals and families alike.

Surrounded by independent cafes, pubs, restaurants and boutiques, the area around Winchmore Hill Green is the perfect place to unwind and soak up the local atmosphere. And if you enjoy the great outdoors, there are numerous parks - one of which is Green Flag awarded, golf, cricket and football clubs to enjoy.

Many of the schools in the local area are Ofsted rated 'Good' or 'Outstanding' and with central London less than 10 miles away, getting into the City couldn't be easier.



By foot

10 MINUTES

Grange Park Station – 0.5 miles

14 MINUTES

Enfield Chase – 0.7 miles

By car

2 MINUTES

Grange Park Station – 0.5 miles

3 MINUTES

Enfield Chase – 0.7 miles

By rail

33 MINUTES from Grange Park

Direct link to Moorgate Station

change for Northern, Circle, Hammersmith & City and Metropolitan underground lines.

35 MINUTES from Enfield Chase

Direct link to Liverpool Street Station.

Change for London Overground, Central, Circle, Hammersmith & City and Metropolitan Underground lines.

Travel times taken from Google Maps and National Rail.

THE RIDINGS

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Kitchens

- Contemporary Hacker kitchens with soft closing cabinetry and drawer units, integrated Siemens appliances and Quartz worktops

Lounge / Dining / Hallway

- Herringbone wood flooring
- Tiled hallways

Bathrooms

- Beautifully designed bathrooms and en-suites with fully tiled floors and walls
- Duravit contemporary sanitary ware and bathroom furniture
- Hansgrohe taps and shower heads

Bedrooms

- Quality carpets to bedrooms
- Fitted wardrobes to bed 1 & 2

Connectivity

- BT Point to living area
- Infrastructure ready for Sky Q connectivity

Heating

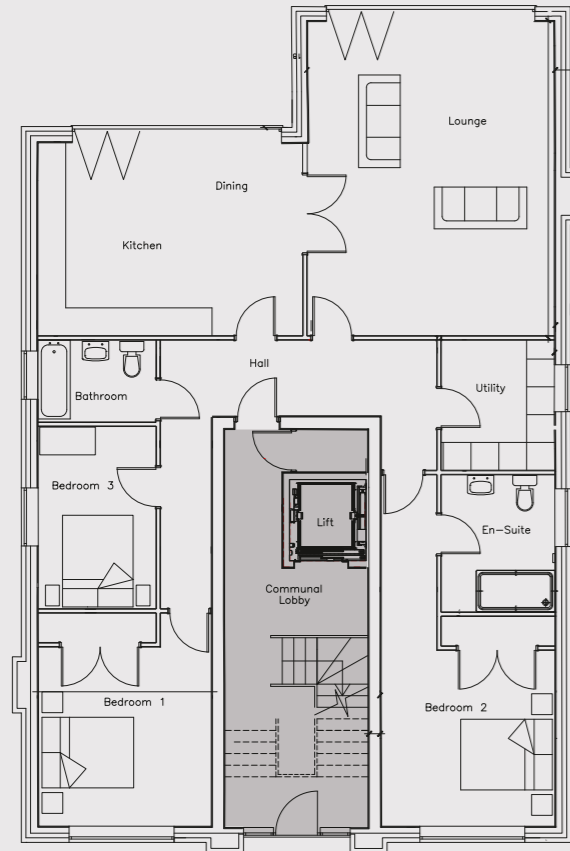
- Thermostatically controlled wall mounted radiators
- Gas combi-boiler

Guarantee

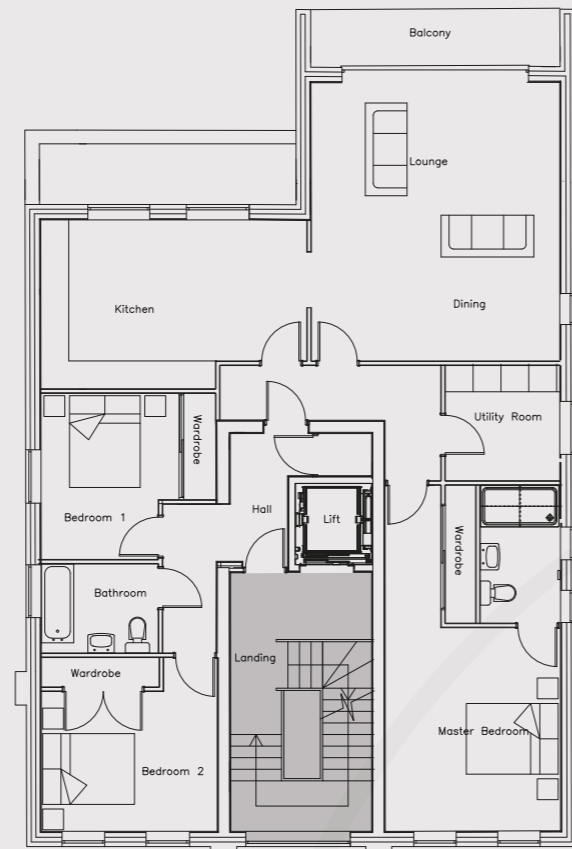
- 10 year new build home warranty



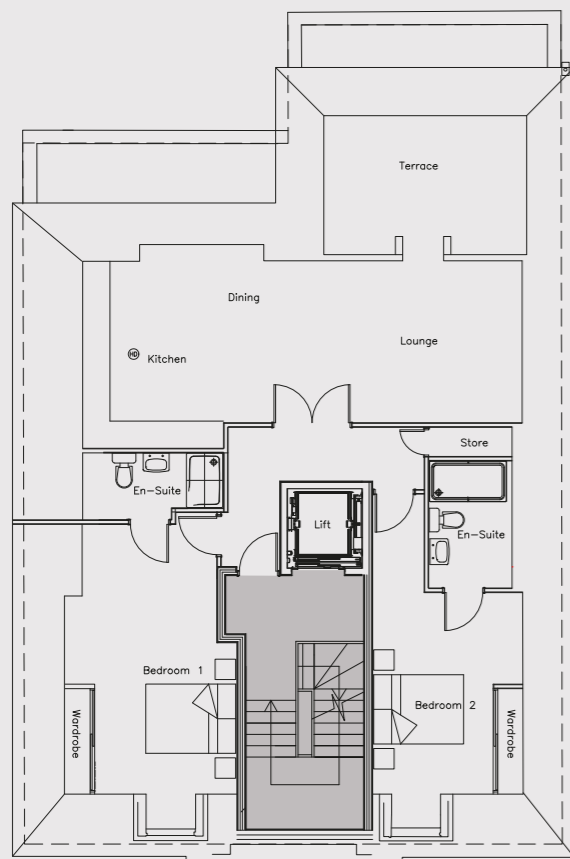
Plot 1
Ground floor 3 bedroom apartment



Plot 2
First floor 3 bedroom apartment



Plot 3
Second floor 2 bedroom apartment



Three 2 & 3 bedroom apartments

Ground floor apartment 3 BEDROOMS, 1561 SQ FT

DIMENSIONS

Kitchen/Dining room	18.7ft x 13.7ft	5.7m x 4.2m
Living room	22.2ft x 17.4ft	6.7m x 5.3m
Bedroom 1	12.7ft x 12.2ft	3.9m x 3.7m
Bedroom 2	12.5ft x 12.2ft	3.8m x 3.7m
Bedroom 3	12.9ft x 8.3ft	3.9m x 2.5m

First floor apartment 3 BEDROOMS, 1464 SQ FT

DIMENSIONS

Kitchen	18.9ft x 12ft	5.8m x 3.6m
Living/Dining room	19.7ft x 17.7ft	6m x 5.4m
Bedroom 1	22ft x 12.6ft	6.7m x 3.8m
Bedroom 2	12.5ft x 11.6ft	3.8m x 3.5m
Bedroom 3	12.6ft x 10ft	3.8m x 3m
Balcony	17.6ft x 4ft	5.4m x 1.2m

Second floor apartment 2 BEDROOMS, 1044 SQ FT

DIMENSIONS

Kitchen/Living/Dining room	31.8ft x 11.8ft	9.7m x 3.6m
Bedroom 1	21ft x 11.7ft	6.4m x 3.4m
Bedroom 2	21.3ft x 10.3ft	6.5m x 3.1m
Terrace	14.7ft x 10ft	4.5m x 3m

4 bedroom detached home

5210 SQ FT

Ground floor

DIMENSIONS

Kitchen/Living room	36.4ft x 23ft	11.1m x 7m
Dining room	17ft x 13.4ft	5.2m x 4m
Study	16.6ft x 13.4ft	5m x 4m
Family Room	19ft x 11.8ft	5.8m x 3.6m

First floor

DIMENSIONS

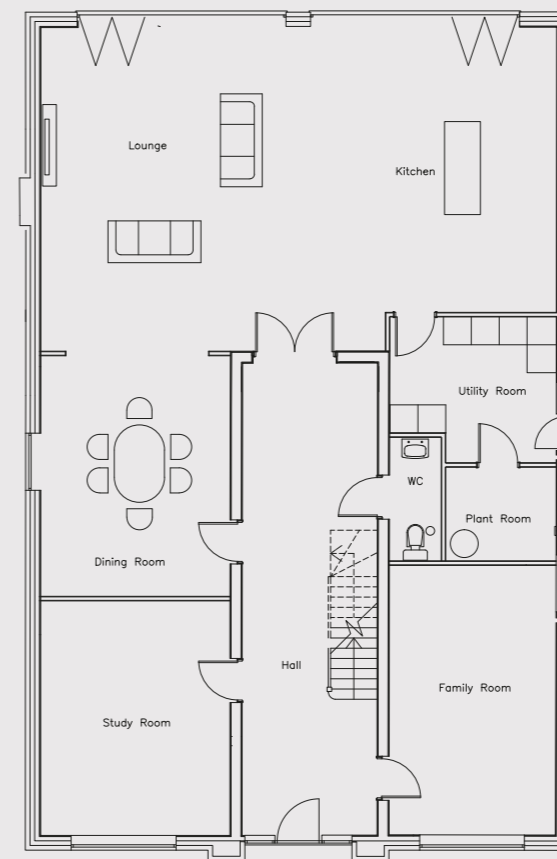
Bedroom 1	18.9ft x 17.8ft	5.8m x 5.4m
Bedroom 2	18.4ft x 14.4ft	5.6m x 4.4m
Bedroom 3	18.9ft x 11.9ft	5.8m x 3.6m
Bedroom 4	13.6ft x 12.6ft	4.1m x 3.8m

Second floor

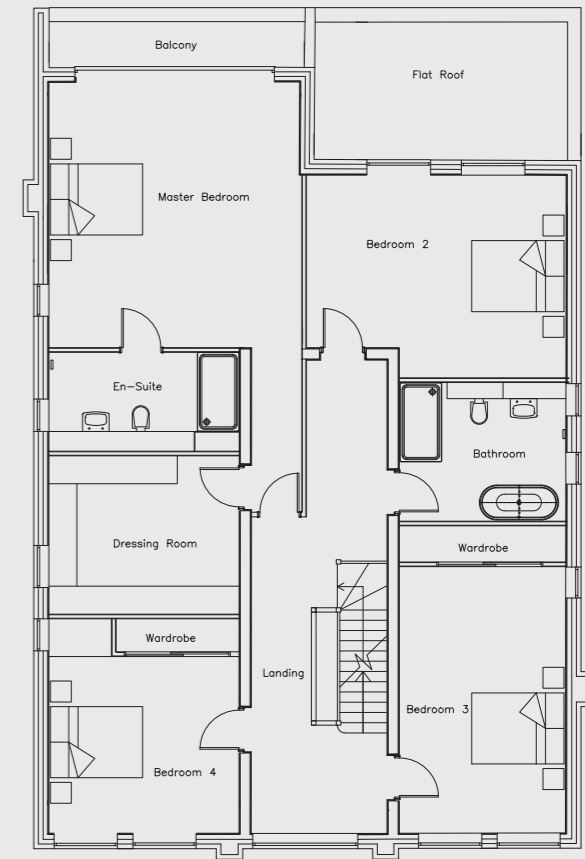
DIMENSIONS

Games room	31.7ft x 24.5ft	9.7m x 7.5m
Cinema room	16.4ft x 14.8ft	5m x 4.5m
Storage room	16.4ft x 11.8ft	5m x 3.6m

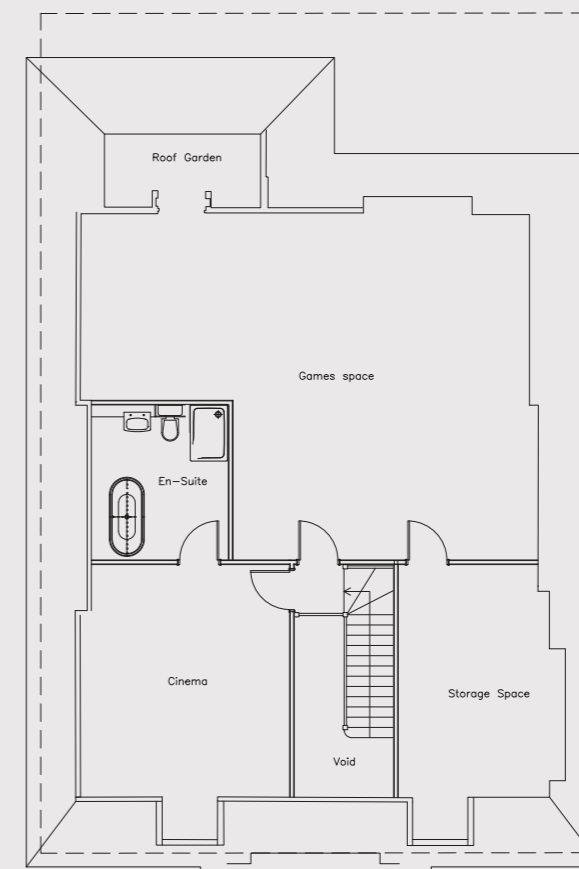
Ground floor



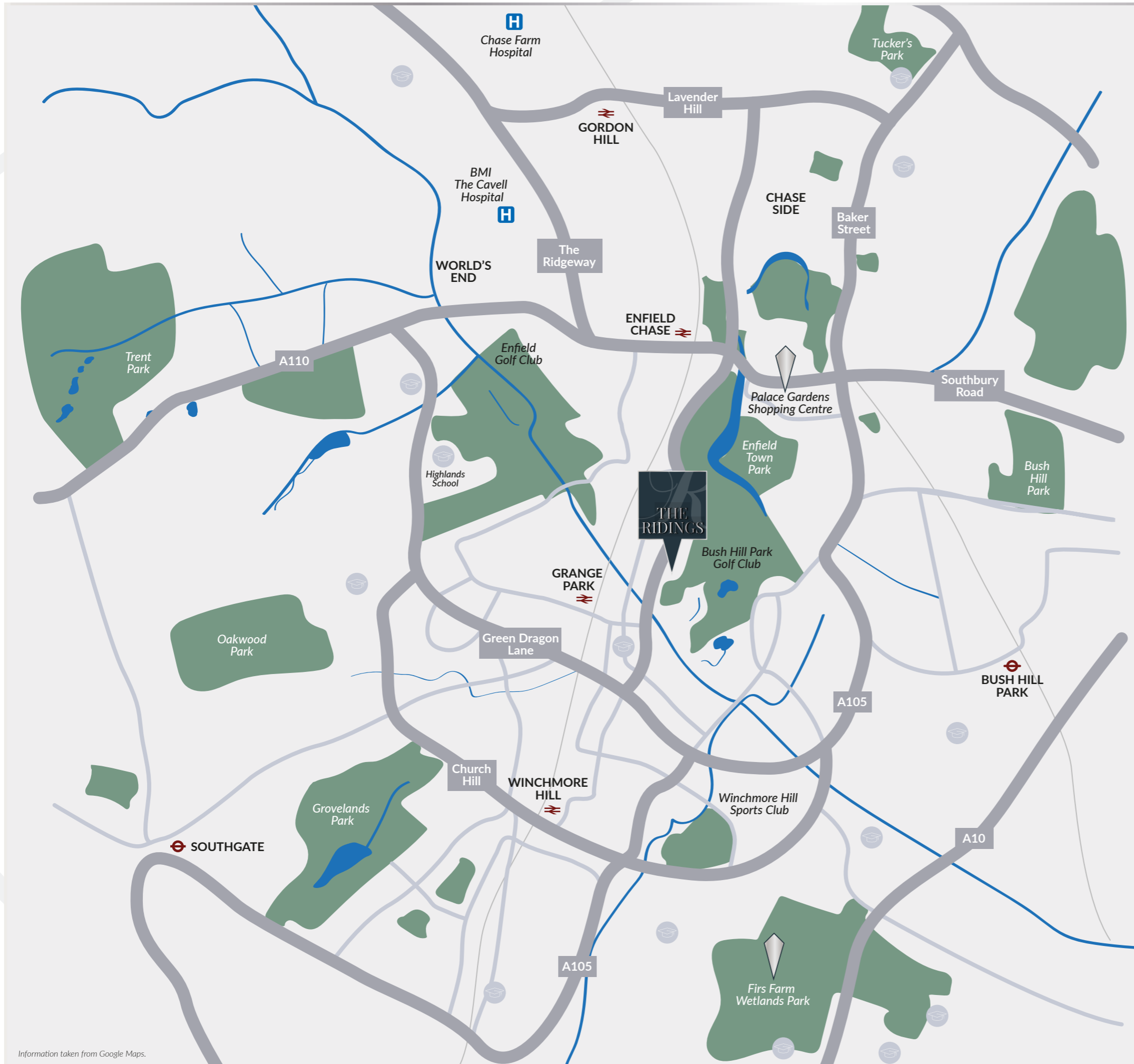
First floor



Second floor



Perfectly placed for convenience & connections



Enfield Town Park



High Street shopping at Palace Gardens



Close proximity to two Golf Courses



THE RIDINGS

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