



# LIGHTFIELD

HIGH ST. BARNET. LONDON

## THE APARTMENTS

—  
**SHANLY**  
— HOMES —





# LIGHTFIELD

HIGH ST. BARNET

## SEE BARNET IN A NEW LIGHT

DISCOVER YOUR ENVIABLE LIFESTYLE  
AT LIGHTFIELD IN THIS GREENEST  
OF BOROUGHES, WITH EVERYTHING  
YOU WANT CLOSE BY, YET JUST  
30 MINUTES FROM THE CITY.



This exclusive collection of apartments, set behind an elegant gated entrance, are perfectly located in the heart of Barnet Town Centre. These contemporary homes offer excellent access to the restaurants and leisure facilities close by as well as being just 12 minute walk from High Barnet underground station.

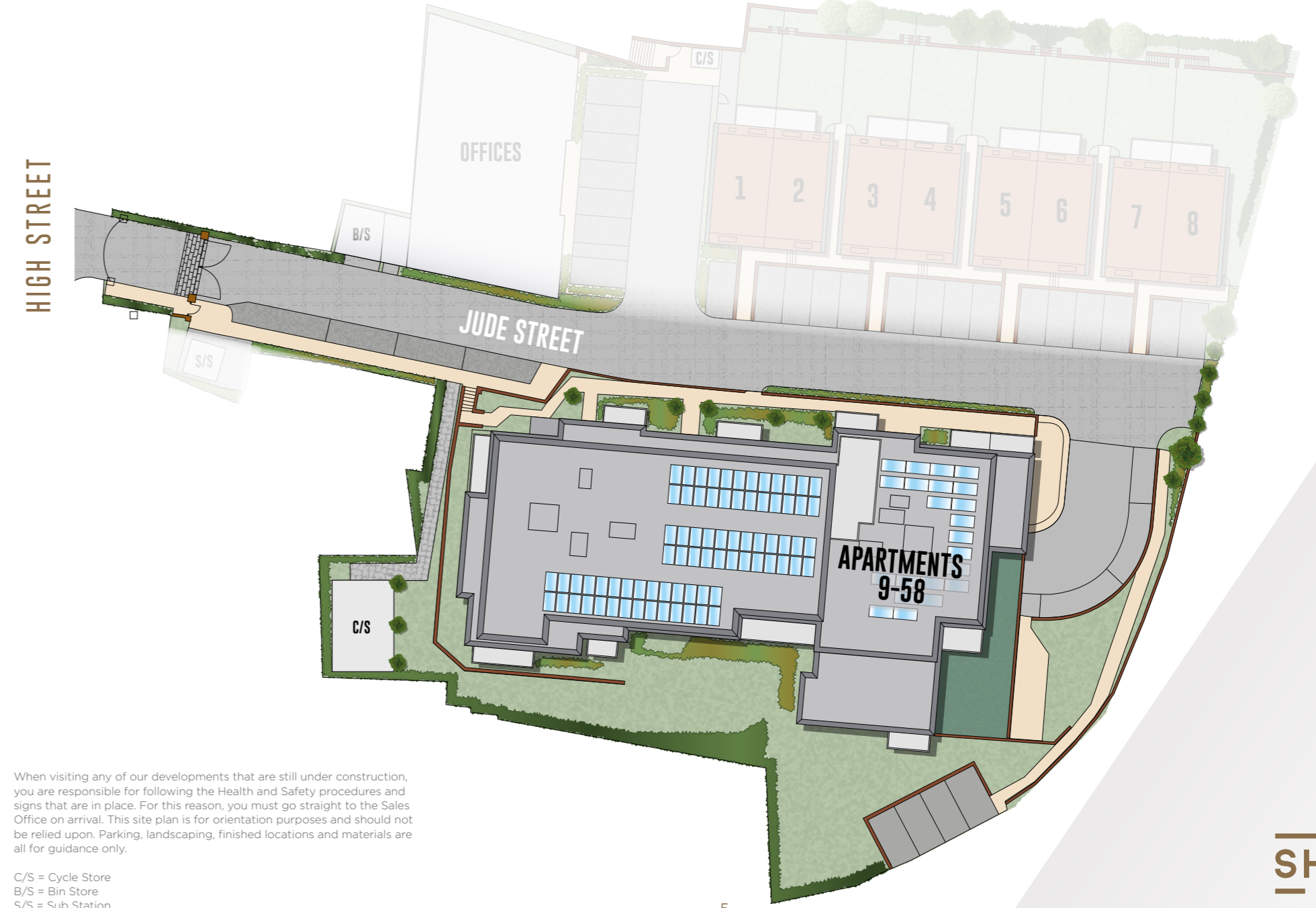
**SHANLY**  
— HOMES —



# CONTEMPORARY MEWS APARTMENTS



# THE SITE PLAN



When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only.

C/S = Cycle Store  
 B/S = Bin Store  
 S/S = Sub Station



# A BRIGHTER BARNET IN THE MAKING

ENJOY YOUR PRECIOUS LEISURE TIME EATING, DRINKING AND SHOPPING IN BARNET'S COLOURFUL ARRAY OF RESTAURANTS, CAFÉS AND SHOPS IN THIS LIVELY BOROUGH.



The Spires shopping centre is under a two minute walk from Lightfield and here you'll find a Waitrose and Partners, Waterstone's bookshop and a host of stores. The centre is also home to regular food markets, including a vegan market. When you want a little pampering, try the Orchid Retreat day spa. The High Street has a butcher's, baker's, patisserie and shops, including the chic Room 89 lifestyle boutique.



Indulge in retail therapy or dine in style: a warm welcome awaits in this thriving community. Whether you want a coffee break while shopping, an indulgent dinner or a trip to Lewis of London Ice Cream Farm, you'll find plenty to tempt your taste buds.



Visit a traditional pub, sip cocktails at a bar or have lunch at the Hadley House or Melange restaurant. At The Black Horse you can enjoy live music, delicious food or try the secret gin garden. The pub is also home to a microbrewery, Barnet Brewery.



BARNET'S PARKS, RECREATION GROUNDS, NATURE SITES AND LEISURE FACILITIES ARE THE JEWELS IN ITS CROWN. WHETHER YOU WANT TO ENJOY AN IMPROMPTU PICNIC OR GET ON YOUR BIKE AND FOLLOW ONE OF THE MANY TRAILS, YOU'LL BE SPOILED FOR WAYS TO RELAX.

You won't have to travel far to find entertainment as Barnet has a colourful array of attractions and events. Highlights include the Summer Soulstice music festival and the two-day Barnet Medieval Festival. For a family day out take the Go Ape Treetop Challenge, tackle the Tudor Park Footgolf Course or visit Malibus Soft Play. Culture lovers can visit Barnet Museum and learn about the Battle of Barnet, take in a show at The Bull Theatre, or a film at the Everyman cinema. Playing fields and children's play areas include the Old Courthouse Recreation Ground, which is a short walk away.



Leading a healthy lifestyle is easy thanks to the abundance of green spaces to walk, cycle or run and the excellent sports facilities. Less than 10 minutes' walk away is King George's Fields, 28 hectares of park and open space. There are well equipped gyms close by and fitness studios, including at New Barnet Leisure Centre, which also has a swimming pool. The area has several clubs for all ages, including those for running, boxing, tennis, climbing and golf enthusiasts.





# THE BRIGHT LIGHTS OF THE CAPITAL IN MINUTES

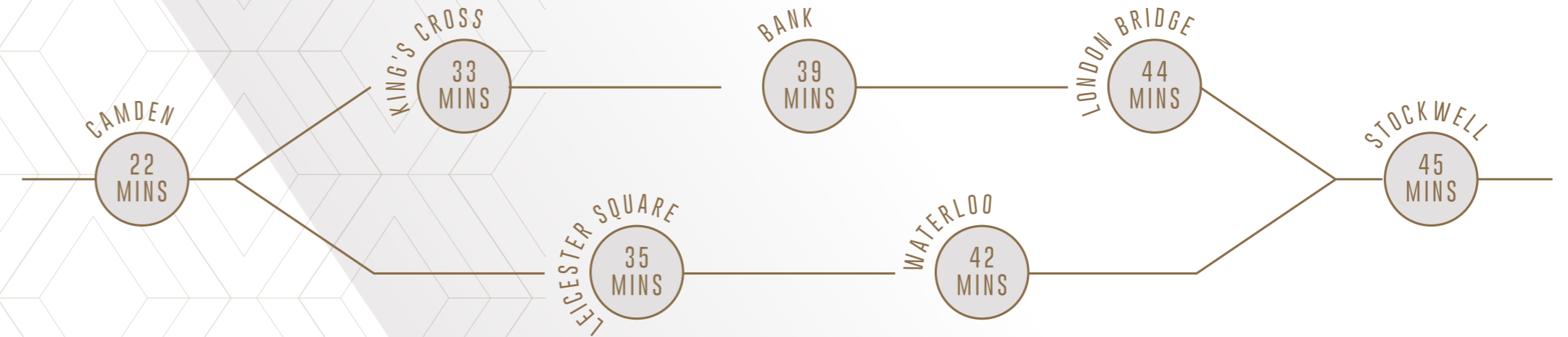
THE WORLD'S MOST VIBRANT CITY, WITH ITS ENDLESS POSSIBILITIES, IS ON YOUR DOORSTEP AND EASILY ACCESSIBLE BY TRAIN, TUBE OR CAR.



Make unforgettable family memories on a trip to the Natural History Museum, Madame Tussaud's or the Sea Life London Aquarium. See your favourite team or band, or simply enjoy shopping; with so many world famous attractions within easy reach, you can try something new every weekend.

Epic adventures and life-changing experiences await in Central London, with its unrivalled history, culture and top-class music and sports venues. What could be better than taking in a West End show, tucking into some delicious food and then enjoying the views from the London Eye?

## HIGH BARNET - ON POLE POSITION FOR THE NORTHERN LINE



Travelling into the capital for work or pleasure couldn't be simpler, with High Barnet Underground Station just a 12-minute walk away. Frequent Northern Line trains connect you to King's Cross and St Pancras International in a little over half an hour and open up connections across London.



New Barnet Overground Station is less than two miles from Lightfield and from here you can be in Moorgate in 32 minutes or Welwyn Garden City in 19 minutes. Road links to the M25, M1 and A1 give excellent access to Central London and the North.





## INTRODUCING YOUR NEW APARTMENT



Show home photograph from previous Shanly Homes show home.

### PREPARE TO BE IMPRESSED BY THE BEAUTIFUL CONTEMPORARY DESIGN OF YOUR NEW HOME AND THE SUPERIOR FINISHES IN EVERY ROOM.



Boasting stylish and practical layouts to maximise space and comfort, a stunning apartment at Lightfield is somewhere you'll be proud to call home. The apartments benefit from a lift and all two bedroom and selected one bedroom apartments offer a parking space, some of which are located under the block with direct lift access.

Showcasing clever design touches throughout, these homes also feature the superb specification you would expect from award-winning Shanly Homes.

The welcoming hallway gives your apartment a feeling of space and leads to the kitchen/dining/living area which will be the hub of your home. Enjoy preparing meals for friends in your kitchen with its Siemens and Zanussi appliances, including an oven, gas hob, integrated combi microwave oven, fridge/freezer, dishwasher and washer/dryer. A one bedroom apartment boasts modern open-plan living. A two bedroom apartment is ideal if you need more space, or if you want an extra room to work from home. All of these apartments also benefit from underfloor heating and many have a generous balcony/patio which adds on extra space for entertaining.



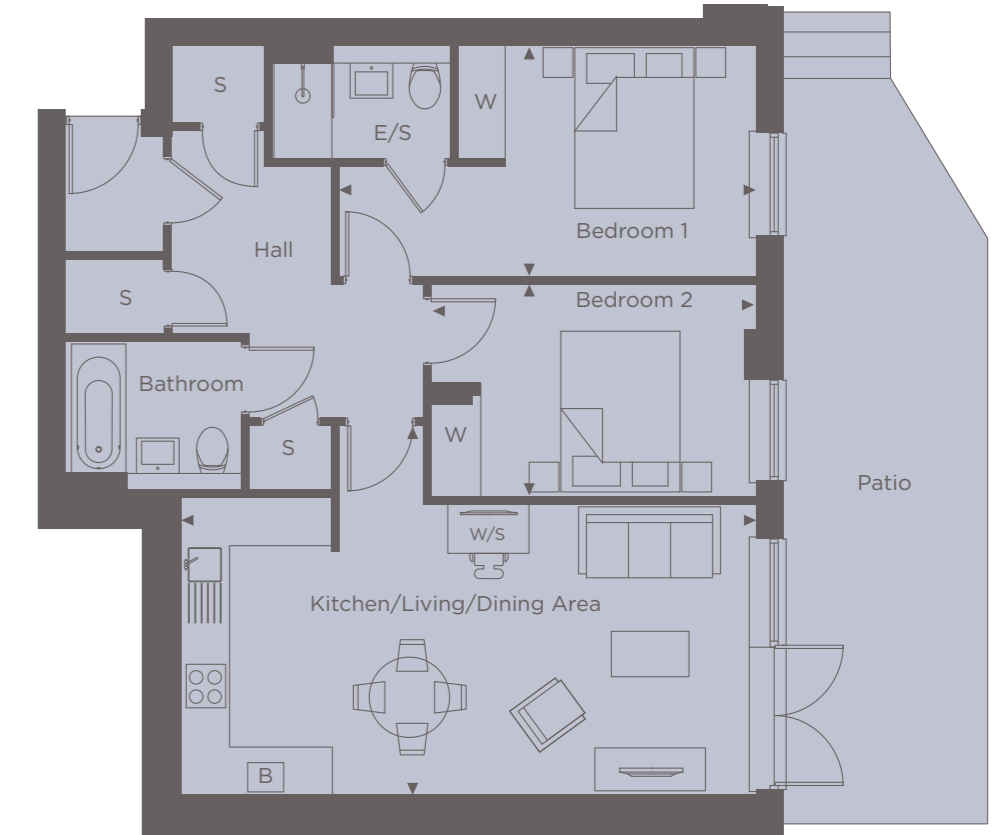
**APARTMENT 9**  
ONE BEDROOM

<b>Kitchen/Living/Dining Area</b>	6.30m x 4.00m	20'7" x 13'1"
<b>Bedroom</b>	4.00m x 3.12m	13'1" x 10'2"
<b>Patio</b>	9.63m x 2.60m	31'6" x 8'5"
<b>Internal Area</b>	<b>57.3 sq m</b>	<b>616 sq ft</b>



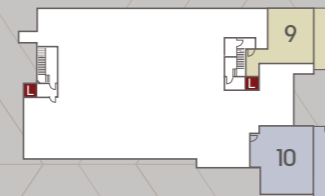
**APARTMENT 10**  
TWO BEDROOM

<b>Kitchen/Living/Dining Area</b>	7.50m x 3.80m	24'6" x 11'8"
<b>Bedroom 1</b>	5.40m x 3.00m	17'7" x 9'8"
<b>Bedroom 2</b>	4.20m x 2.80m	13'8" x 9'2"
<b>Patio</b>	10.50m x 2.70m	34'4" x 8'6"
<b>Internal Area</b>	<b>76.8 sq m</b>	<b>827 sq ft</b>



◀ 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. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. L denotes lift. Please contact sales consultant for more information.

12



LOWER GROUND FLOOR



GROUND FLOOR

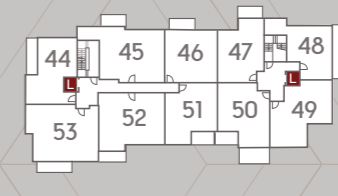


FIRST FLOOR

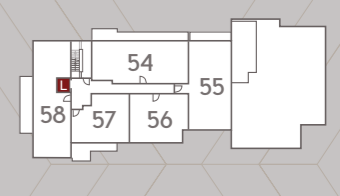


SECOND FLOOR

13



THIRD FLOOR



FOURTH FLOOR

## APARTMENT 11, 22, 33 & 44 ONE BEDROOM

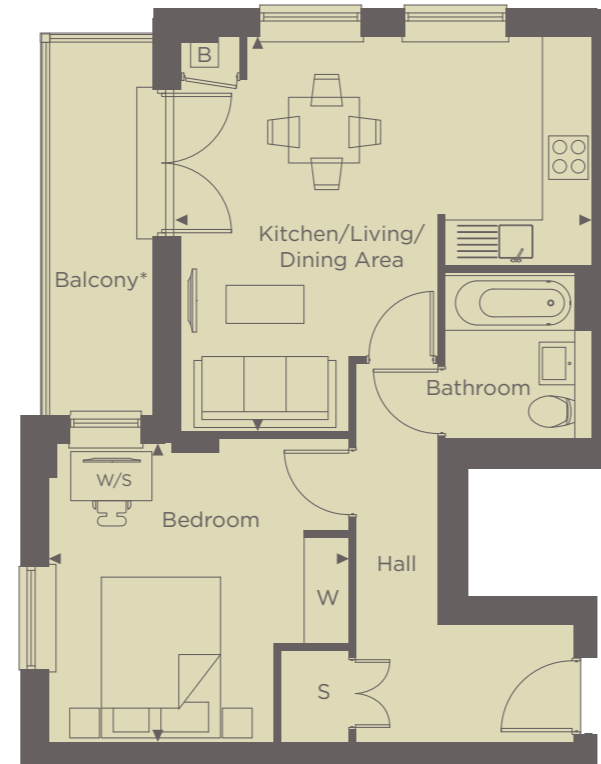
**Kitchen/Living/Dining Area**  
5.40m x 5.20m 17'7" x 17'1"

**Bedroom**  
4.00m x 3.90m 13'1" x 12'8"

**Balcony**  
5.07m x 1.50m 16'6" x 4'9"

**Internal Area**  
51.6 sq m 555 sq ft

\* Patio to plot 11



## APARTMENT 15 ONE BEDROOM

**Kitchen/Living/Dining Area**  
7.80m x 3.20m 25'6" x 10'6"

**Bedroom**  
4.60m x 2.80m 15'1" x 9'2"

**Internal Area**  
52.60 sq m 566.18 sq ft



◀ 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. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. L denotes lift. Please contact sales consultant for more information.

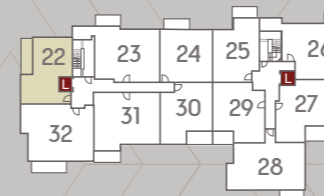
14



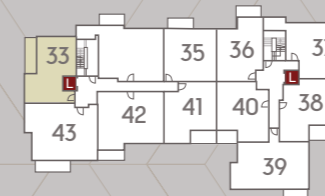
LOWER GROUND FLOOR



GROUND FLOOR

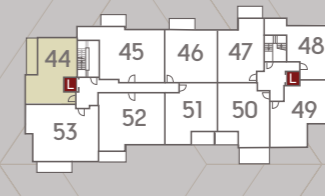


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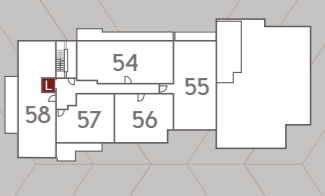


SECOND FLOOR

15



THIRD FLOOR



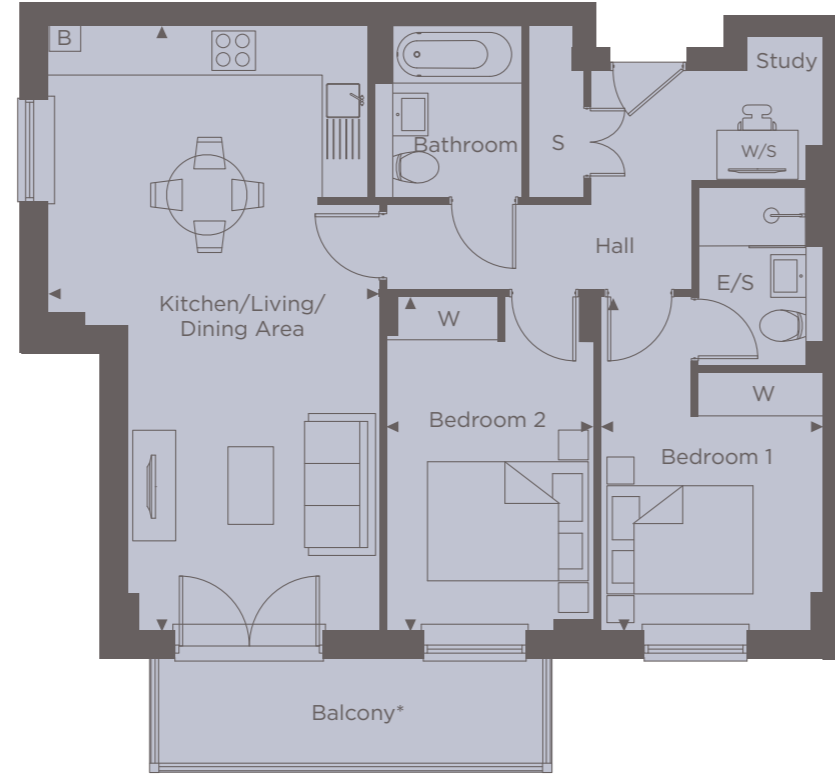
FOURTH FLOOR



**APARTMENT 21, 32, 43 & 53**  
TWO BEDROOM

<b>Kitchen/Living/Dining Area</b>	8.00m x 4.40m	26'2" x 14'4"
<b>Bedroom 1</b>	4.40m x 2.90m	14'4" x 9'5"
<b>Bedroom 2</b>	4.40m x 2.80m	14'4" x 9'2"
<b>Balcony</b>	5.32m x 1.50m	17'5" x 4'9"
<b>Internal Area</b>	<b>75.7 sq m</b>	<b>814 sq ft</b>

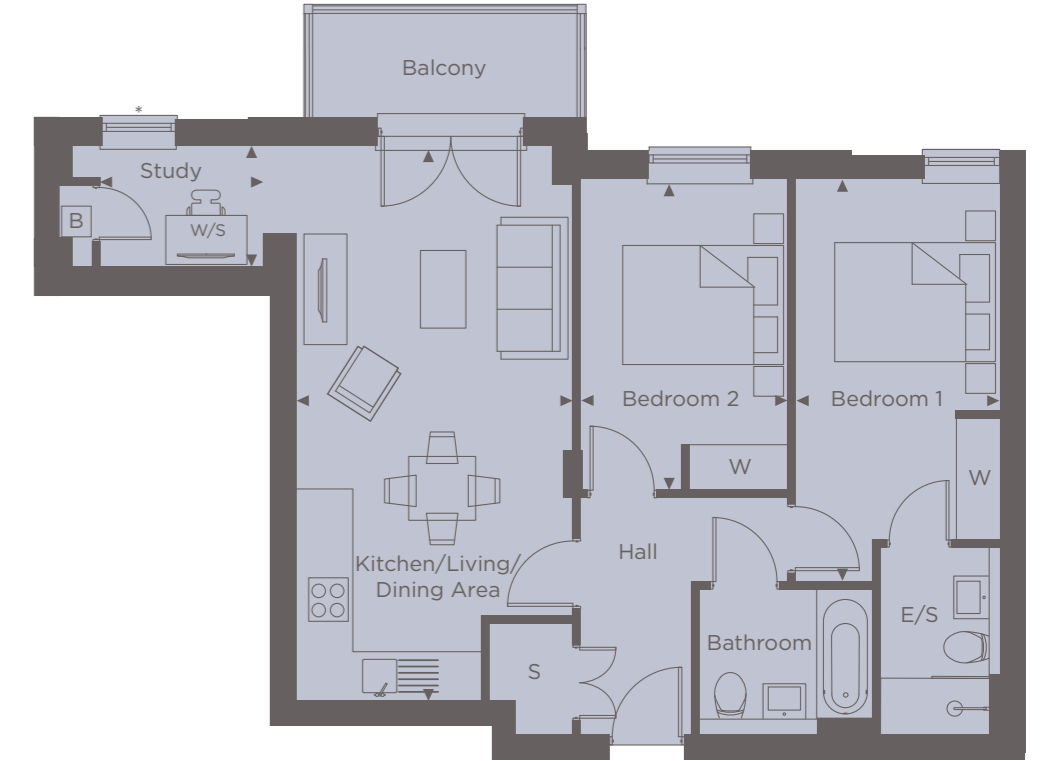
\* Patio to plot 21



**APARTMENT 23, 34 & 45**  
TWO BEDROOM

<b>Kitchen/Living/Dining Area</b>	7.30m x 3.50m	27'2" x 11'9"
<b>Bedroom 1</b>	5.30m x 2.80m	20'8" x 9'2"
<b>Bedroom 2</b>	4.10m x 2.80m	16'0" x 8'6"
<b>Balcony</b>	3.53m x 1.40m	10'10" x 4'6"
<b>Internal Area</b>	<b>72.2 sq m</b>	<b>777 sq ft</b>

\* Window arrangement to plots 23 and 45



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16



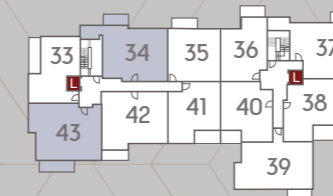
LOWER GROUND FLOOR



GROUND FLOOR

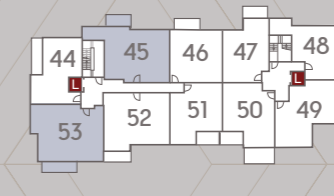


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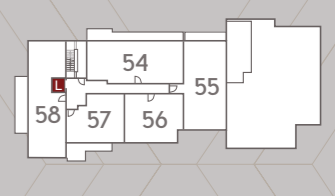


SECOND FLOOR

17



THIRD FLOOR



FOURTH FLOOR



## APARTMENT 24, 35 & 46

ONE BEDROOM

**Kitchen/Living/Dining Area**  
6.03m x 4.06m    19'9" x 13'3"

**Bedroom**  
4.85m x 3.13m    15'10" x 10'3"

**Balcony**  
3.65m x 1.30m    11'10" x 4'2"

**Internal Area**  
53.1 sq m        571 sq ft

\* Window arrangement to plots 24 and 46



## APARTMENT 25, 36 & 47

ONE BEDROOM

**Kitchen/Living/Dining Area**  
7.40m x 3.40m    24'3" x 11'2"

**Bedroom**  
4.90m x 3.00m    16'1" x 9'8"

**Balcony**  
3.35m x 1.40m    10'10" x 4'6"

**Internal Area**  
51.3 sq m        552 sq ft

**Apartment 47 Internal Area**  
51.9 sq m        558 sq ft



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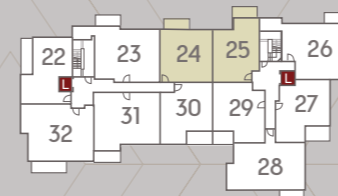
18



LOWER GROUND FLOOR



GROUND FLOOR

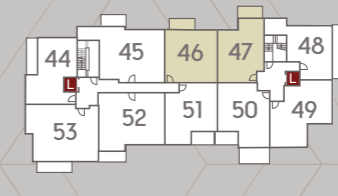


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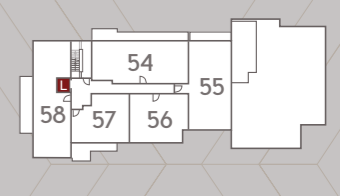


SECOND FLOOR

19



THIRD FLOOR

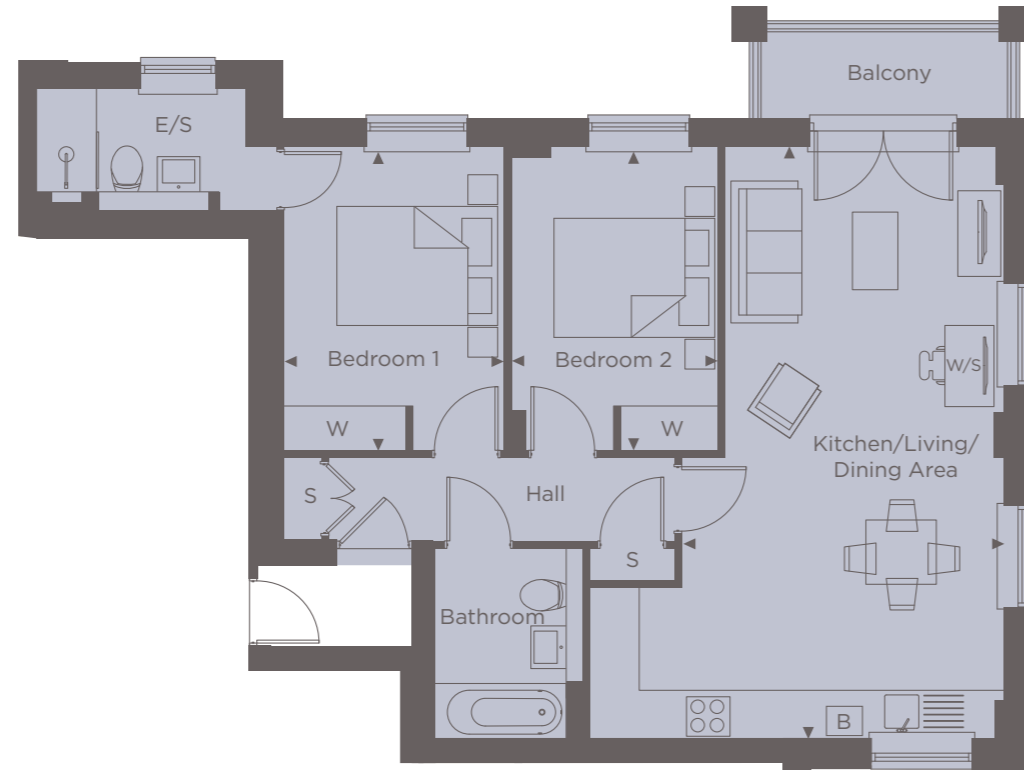


FOURTH FLOOR



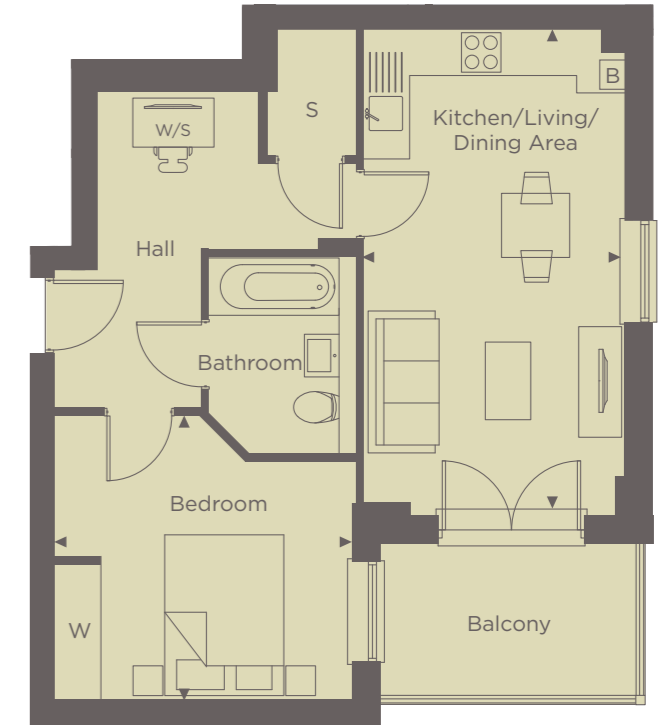
**APARTMENT 26 & 37**  
TWO BEDROOM

- Kitchen/Living/Dining Area**  
7.80m x 4.29m 25'6" x 14'1"
- Bedroom 1**  
4.00m x 2.90m 13'1" x 9'5"
- Bedroom 2**  
4.00m x 2.80m 13'1" x 9'2"
- Balcony**  
3.65m x 1.30m 11'10" x 4'2"
- Internal Area**  
73 sq m 785 sq ft



**APARTMENT 27 & 38**  
ONE BEDROOM

- Kitchen/Living/Dining Area**  
6.40m x 3.50m 20'1" x 11'5"
- Bedroom**  
3.90m x 3.70m 12'8" x 12'1"
- Balcony**  
3.38m x 2.00m 11'1" x 6'6"
- Internal Area**  
53.8 sq m 579 sq ft



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. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. L denotes lift. Please contact sales consultant for more information.

20



LOWER GROUND FLOOR



GROUND FLOOR

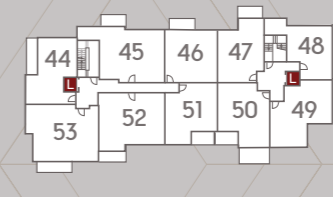


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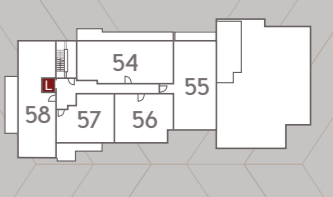


SECOND FLOOR

21



THIRD FLOOR

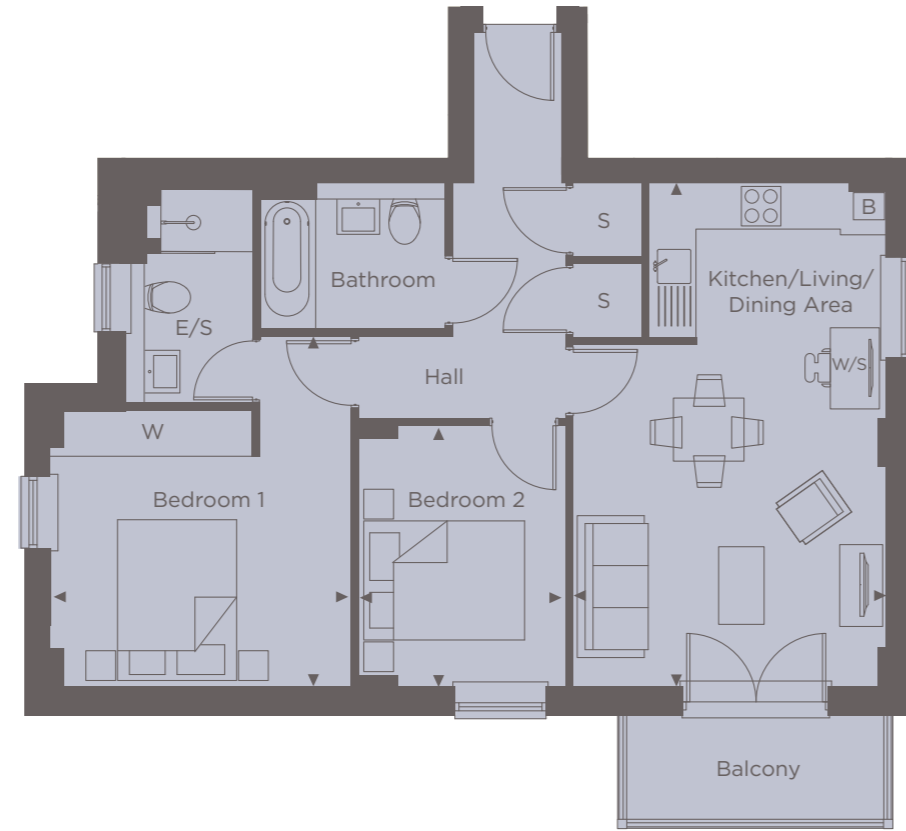


FOURTH FLOOR



**APARTMENT 28 & 39**  
TWO BEDROOM

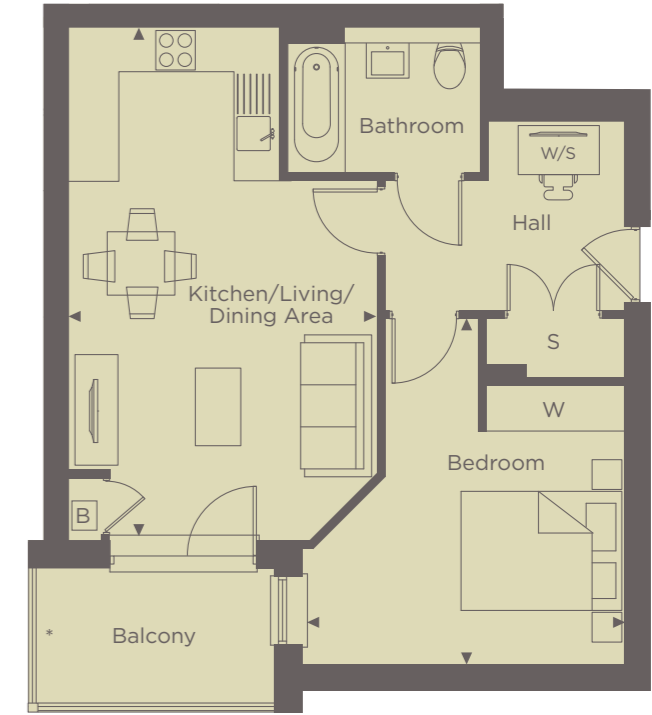
- Kitchen/Living/Dining Area**  
6.70m x 4.20m    22'0" x 13'8"
- Bedroom 1**  
4.60m x 3.90m    15'1" x 12'8"
- Bedroom 2**  
3.40m x 2.80m    11'2" x 9'2"
- Balcony**  
3.44m x 1.40m    11'3" x 4'6"
- Internal Area**  
71.4 sq m        768 sq ft



**APARTMENT 40**  
ONE BEDROOM

- Kitchen/Living/Dining Area**  
6.70m x 4.00m    22'0" x 13'1"
- Bedroom**  
4.60m x 4.30m    15'1" x 14'1"
- Balcony**  
3.26m x 1.80m    10'7" x 5'9"
- Internal Area**  
54 sq m            581 sq ft

\* Privacy screen



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22



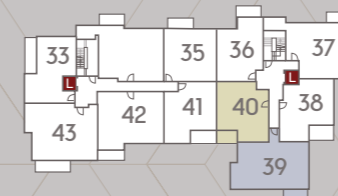
LOWER GROUND FLOOR



GROUND FLOOR

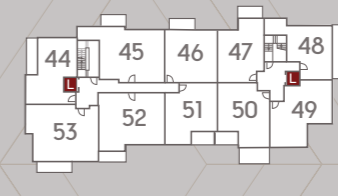


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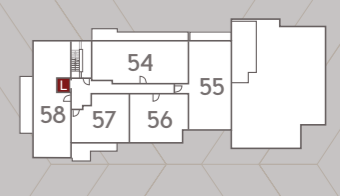


SECOND FLOOR

23



THIRD FLOOR



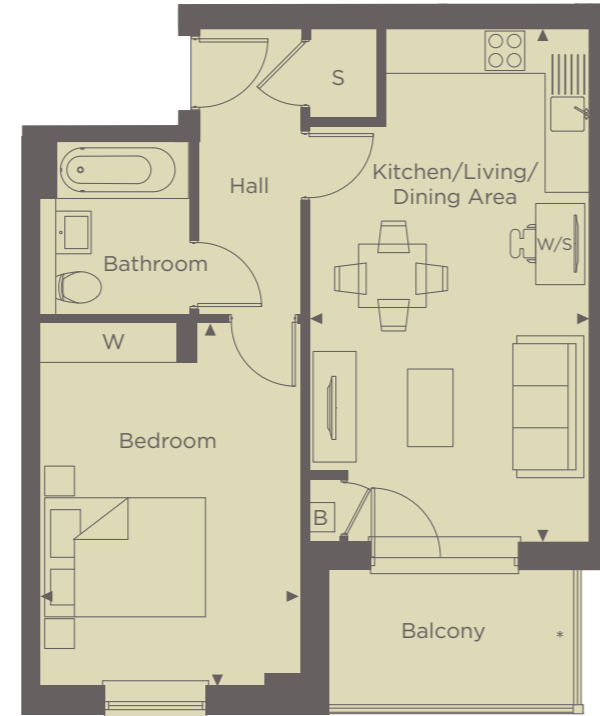
FOURTH FLOOR



**APARTMENT 30 & 41**  
ONE BEDROOM

<b>Kitchen/Living/Dining Area</b>	6.80m x 3.70m	22'3" x 12'1"
<b>Bedroom</b>	4.80m x 3.50m	15'8" x 11'5"
<b>Balcony</b>	3.26m x 1.80m	10'7" x 5'9"
<b>Internal Area</b>	<b>52.4 sq m</b>	<b>564 sq ft</b>

\* Privacy screen



**APARTMENT 31 & 42**  
TWO BEDROOM

<b>Kitchen/Living/Dining Area</b>	8.20m x 3.87m	26'9" x 12'8"
<b>Bedroom 1</b>	5.20m x 2.80m	17'1" x 9'2"
<b>Bedroom 2</b>	4.00m x 2.80m	13'1" x 9'2"
<b>Balcony</b>	3.77m x 1.40m	12'4" x 4'6"
<b>Internal Area</b>	<b>70.3 sq m</b>	<b>756 sq ft</b>



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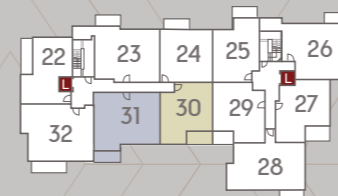
24



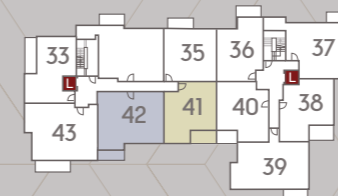
LOWER GROUND FLOOR



GROUND FLOOR

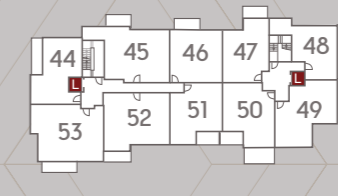


FIRST FLOOR

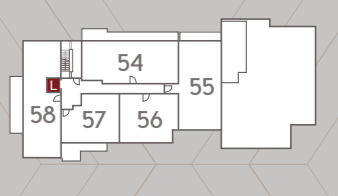


SECOND FLOOR

25



THIRD FLOOR



FOURTH FLOOR



**APARTMENT 48**  
ONE BEDROOM

**Kitchen/Living/Dining Area**  
7.40m x 3.20m    24'3" x 10'5"

**Bedroom**  
3.50m x 3.10m    11'5" x 10'2"

**Terrace**  
7.85m x 2.97m    25'8" x 9'7"

**Internal Area**  
47.6 sq m        512 sq ft



**APARTMENT 49**  
TWO BEDROOM

**Kitchen/Living/Dining Area**  
6.10m x 4.20m    20'1" x 11'5"

**Bedroom 1**  
5.20m x 2.90m    17'0" x 9'6"

**Bedroom 2**  
3.50m x 2.10m    11'4" x 6'8"

**Internal Area**  
61.3 sq m        659 sq ft



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. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. L denotes lift. Please contact sales consultant for more information.

26



LOWER GROUND FLOOR



GROUND FLOOR

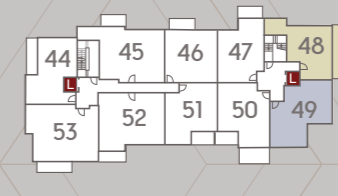


FIRST FLOOR

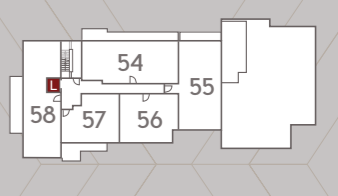


SECOND FLOOR

27



THIRD FLOOR



FOURTH FLOOR



## APARTMENT 50

### ONE BEDROOM

**Kitchen/Living/Dining Area**  
5.93m x 4.30m 19'6" x 13'8"

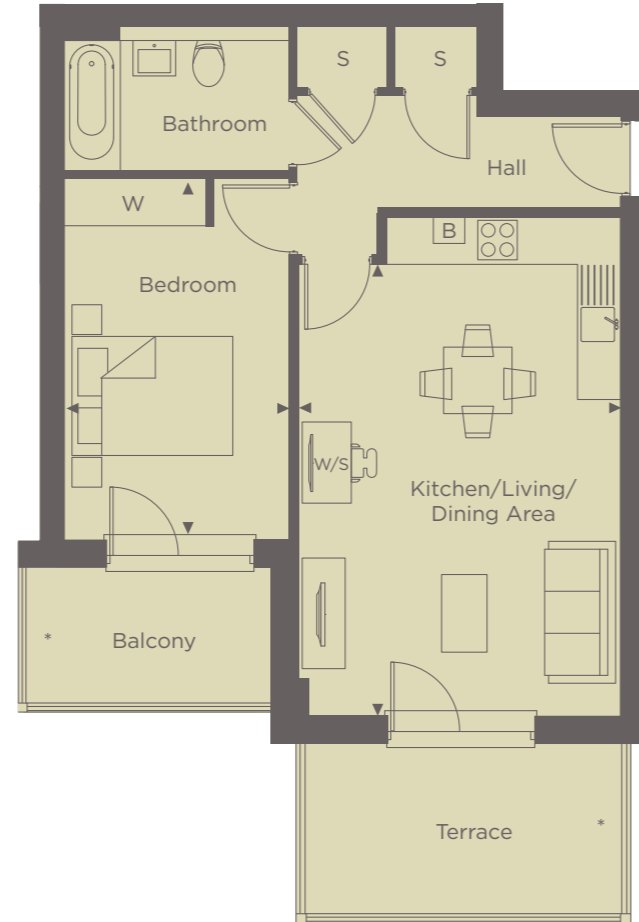
**Bedroom**  
4.70m x 2.90m 15'1" x 9'5"

**Balcony**  
3.20m x 1.80m 10'5" x 5'9"

**Terrace**  
4.36m x 2.26m 14'3" x 7'4"

**Internal Area**  
57.1 sq m 614 sq ft

\* Privacy screen



## APARTMENT 51

### ONE BEDROOM

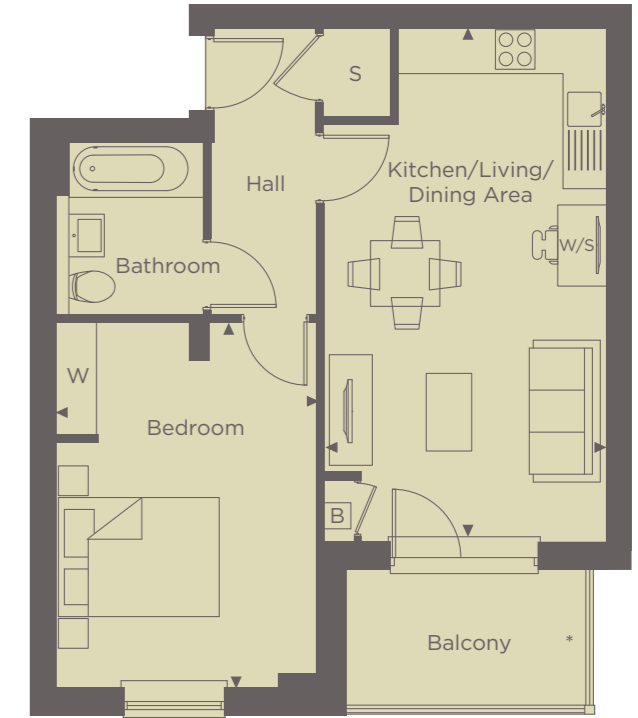
**Kitchen/Living/Dining Area**  
6.80m x 3.70m 22'3" x 12'1"

**Bedroom**  
4.80m x 3.50m 15'8" x 11'5"

**Balcony**  
3.20m x 1.80m 10'5" x 5'9"

**Internal Area**  
52.4 sq m 564 sq ft

\* Privacy screen



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28



LOWER GROUND FLOOR



GROUND FLOOR

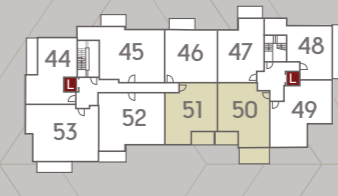


FIRST FLOOR

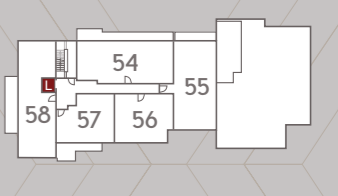


SECOND FLOOR

29



THIRD FLOOR

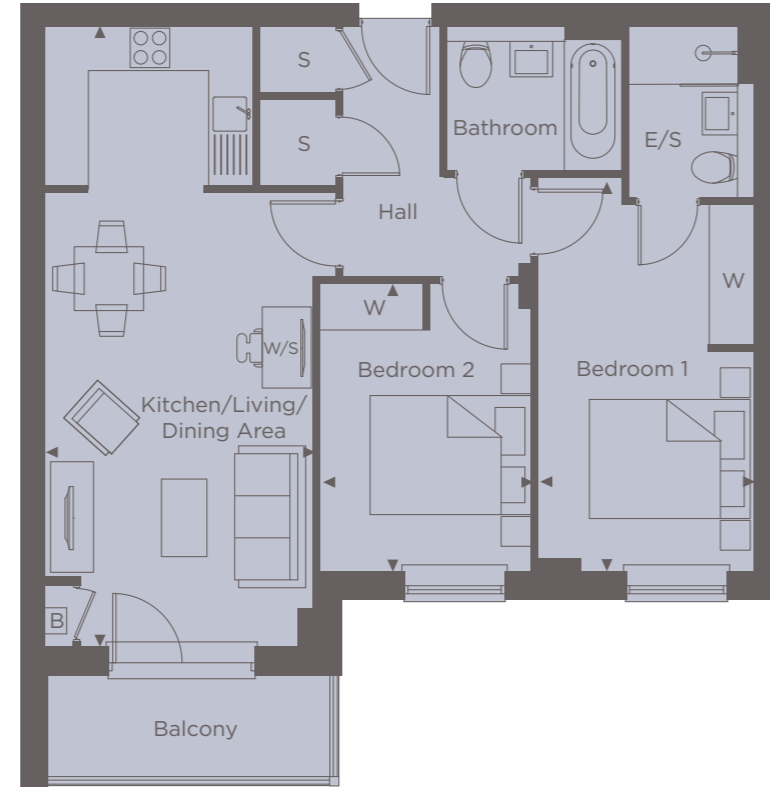


FOURTH FLOOR



**APARTMENT 52**  
TWO BEDROOM

- Kitchen/Living/Dining Area**  
8.20m x 3.60m    26'9" x 11'8"
- Bedroom 1**  
5.20m x 2.80m    17'1" x 9'2"
- Bedroom 2**  
4.00m x 2.80m    13'1" x 9'2"
- Balcony**  
3.77m x 1.40m    12'4" x 4'6"
- Internal Area**  
70.6 sq m        759 sq ft



**INTRODUCING YOUR  
NEW PENTHOUSE**

**A STUNNING TWO BEDROOM TOP  
FLOOR PENTHOUSE BOASTING  
FANTASTIC VIEWS.**



These unique luxury penthouses offer luxury living in a perfect location.

The hallway entices you in leading to the kitchen/living/dining area with a fully integrated kitchen boasting modern appliances, whilst also offering space for home working. Bedroom 1 features an en-suite, fitted wardrobes and some have access to the terrace offering the perfect place to relax in the morning. Some of the penthouses come with a second bedroom which have space for a double bed and also feature access to the terrace.

These penthouses are complete with a stylish bathroom offering sleek chrome accessories, plenty of storage space and parking.



Show home photograph from previous Shanly Homes show home.

◀ 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. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. L denotes lift. Please contact sales consultant for more information.

30



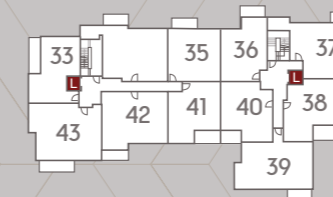
LOWER GROUND FLOOR



GROUND FLOOR

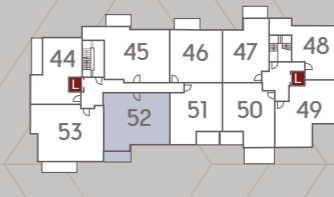


FIRST FLOOR

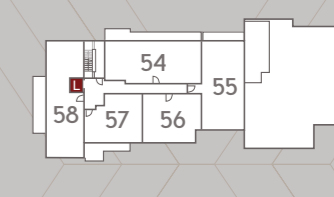


SECOND FLOOR

31



THIRD FLOOR

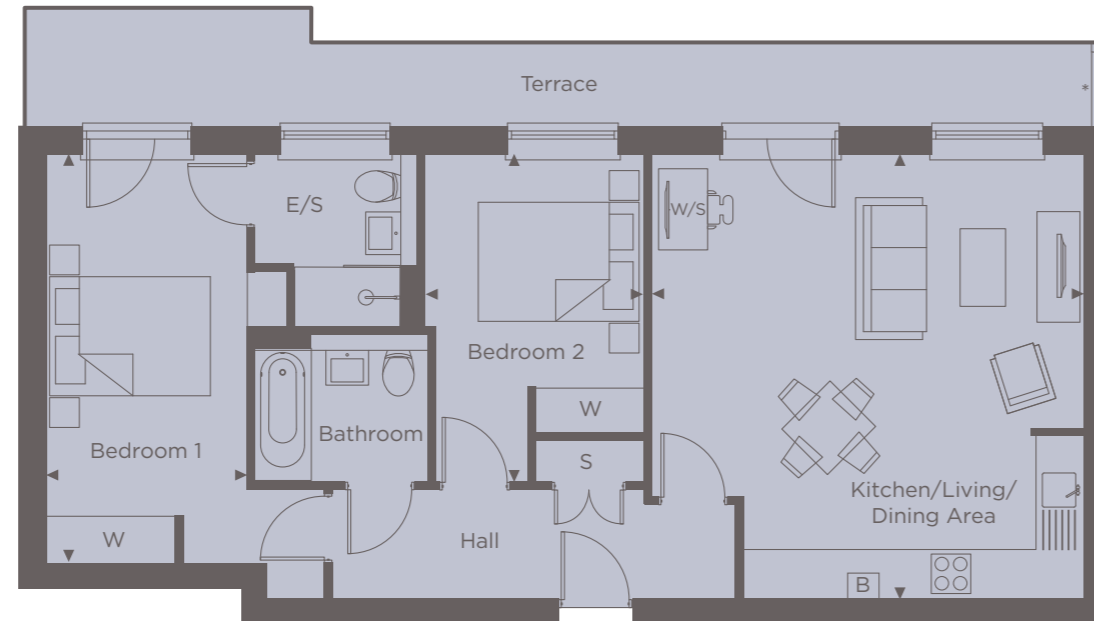


FOURTH FLOOR

**PENTHOUSE 54**  
TWO BEDROOM

<b>Kitchen/Living/Dining Area</b>	5.90m x 5.70m	19'6" x 18'7"
<b>Bedroom 1</b>	5.40m x 2.70m	17'7" x 8'9"
<b>Bedroom 2</b>	4.30m x 2.90m	14'1" x 9'5"
<b>Terrace</b>	14.0m x 1.12m	45'9" x 3'7"
<b>Internal Area</b>	<b>78.7 sq m</b>	<b>847 sq ft</b>

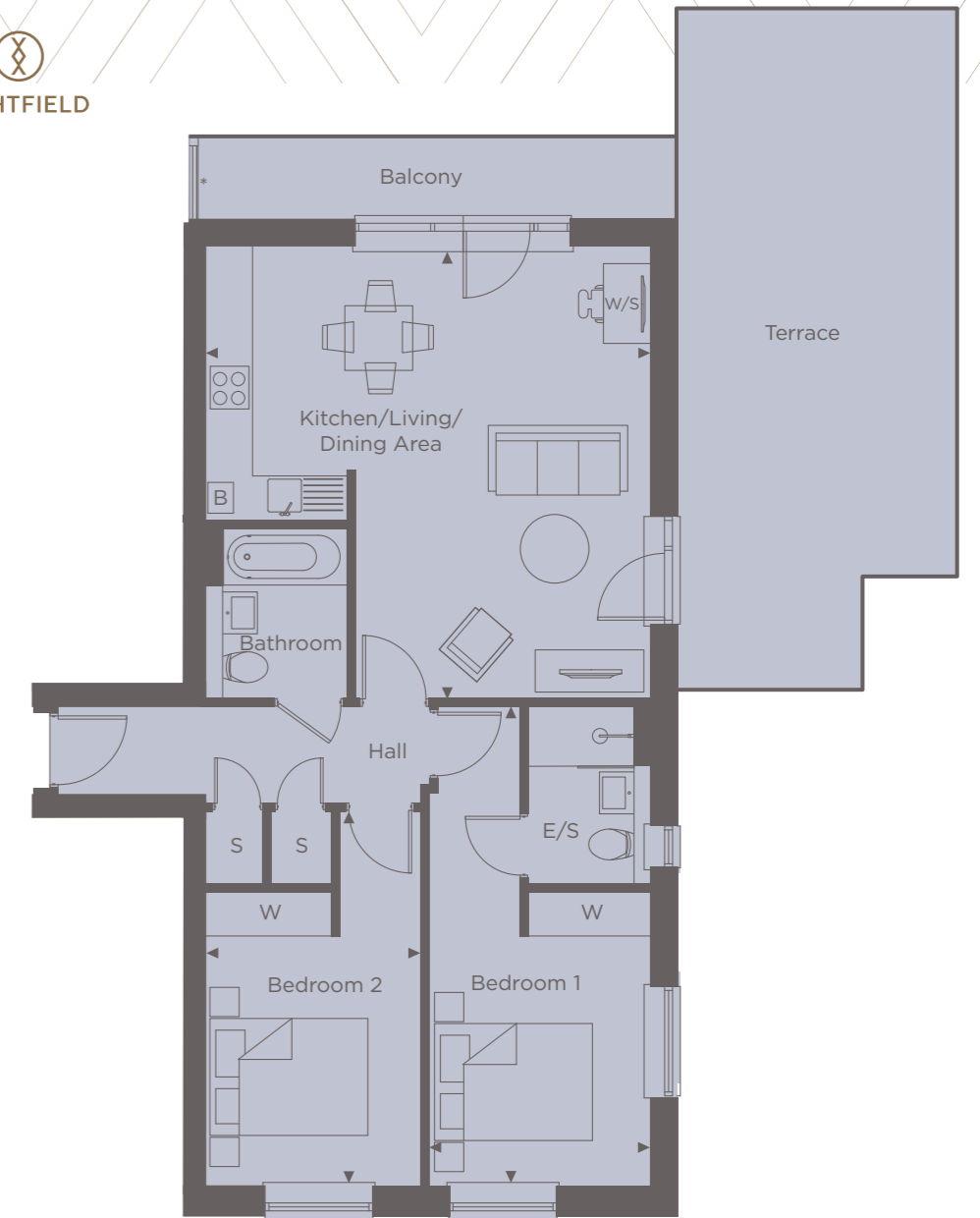
\* Privacy screen



**PENTHOUSE 55**  
TWO BEDROOM

<b>Kitchen/Living/Dining Area</b>	6.10m x 5.90m	20'0" x 19'6"
<b>Bedroom 1</b>	6.40m x 3.00m	21'0" x 9'8"
<b>Bedroom 2</b>	5.00m x 2.90m	16'4" x 9'5"
<b>Balcony</b>	6.30m x 1.10m	20'7" x 3'6"
<b>Terrace</b>	9.16m x 3.73m	30'1" x 12'2"
<b>Internal Area</b>	<b>77 sq m</b>	<b>828 sq ft</b>

\* Privacy screen



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32



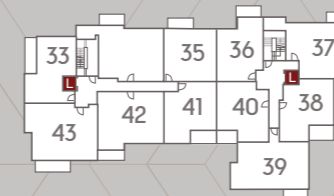
LOWER GROUND FLOOR



GROUND FLOOR

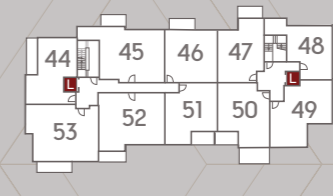


FIRST FLOOR

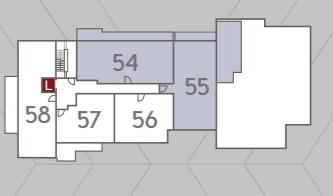


SECOND FLOOR

33



THIRD FLOOR



FOURTH FLOOR

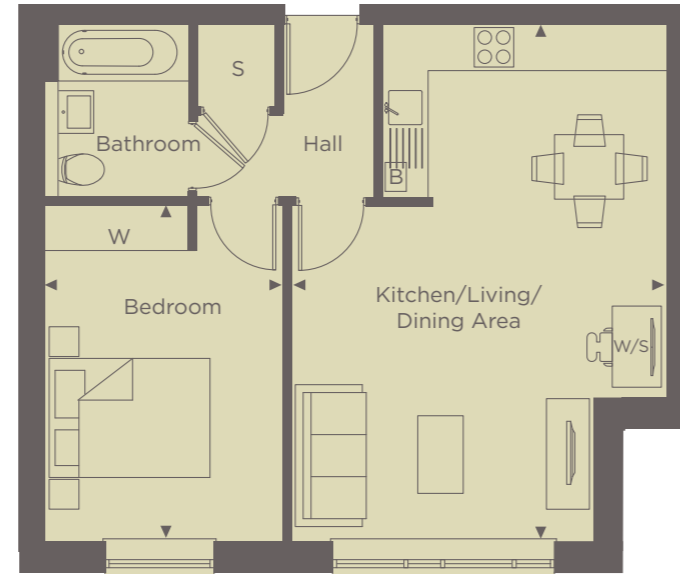


**PENTHOUSE 56**  
ONE BEDROOM

**Kitchen/Living/Dining Area**  
6.80m x 4.90m    22'3" x 16'1"

**Bedroom**  
4.50m x 3.20m    14'8" x 10'5"

**Internal Area**  
54.2 sq m        583 sq ft



**PENTHOUSE 57**  
ONE BEDROOM

**Kitchen/Living/Dining Area**  
6.90m x 3.90m    22'6" x 12'8"

**Bedroom**  
4.20m x 3.40m    13'8" x 11'2"

**Terrace**  
6.53m x 2.43m    21'4" x 8'0"

**Internal Area**  
49.5 sq m        532 sq ft



◀ 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. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. L denotes lift. Please contact sales consultant for more information.

34



LOWER GROUND FLOOR



GROUND FLOOR

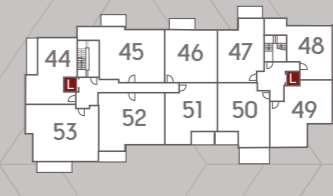


FIRST FLOOR

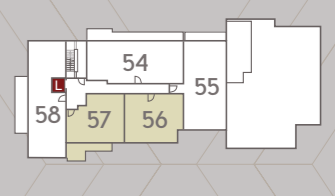


SECOND FLOOR

35



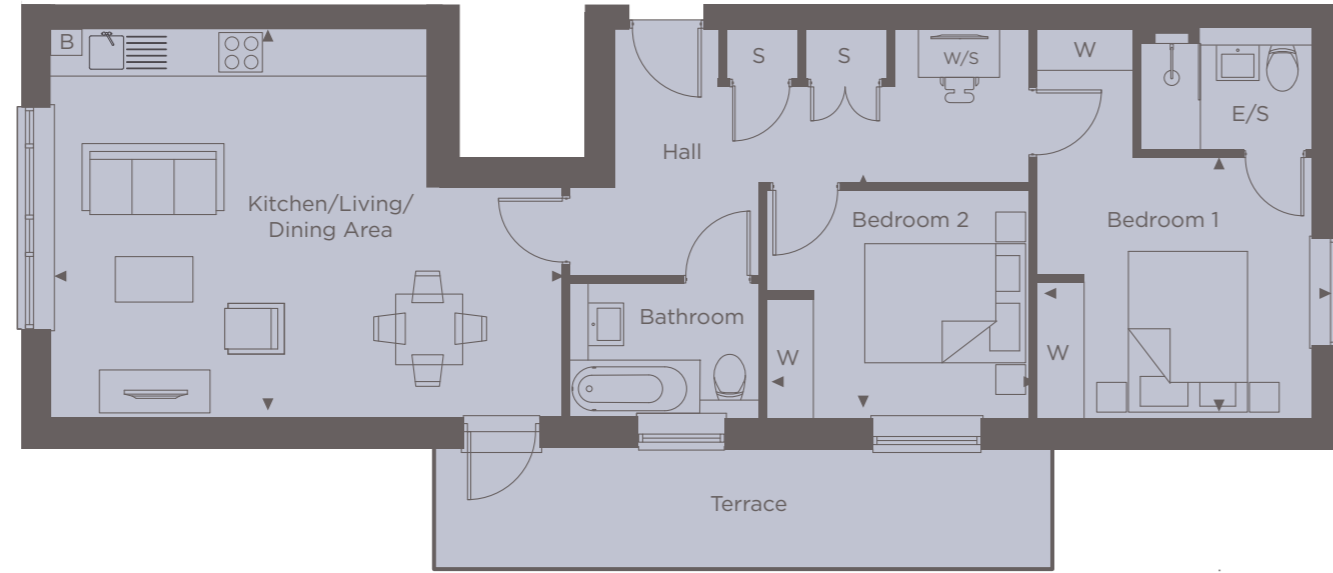
THIRD FLOOR



FOURTH FLOOR

**PENTHOUSE 58**  
TWO BEDROOM

- Kitchen/Living/Dining Area**  
6.80m x 5.10m    22'3" x 16'7"
- Bedroom 1**  
3.42m x 3.70m    11'3" x 21'1"
- Bedroom 2**  
3.44m x 3.00m    11'2" x 9'10"
- Terrace**  
8.30m x 1.65m    27'2" x 5'4"
- Internal Area**  
79.7 sq m        857 sq ft



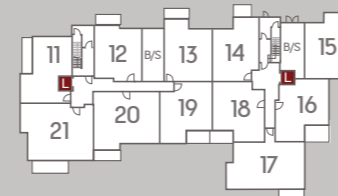
Show home photograph from previous Shanly Homes show home.

◀ 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. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. L denotes lift. Please contact sales consultant for more information.

36



LOWER GROUND FLOOR



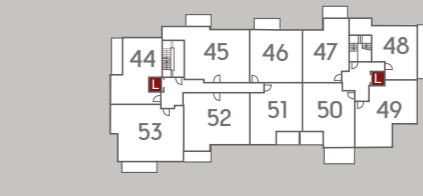
GROUND FLOOR



FIRST FLOOR

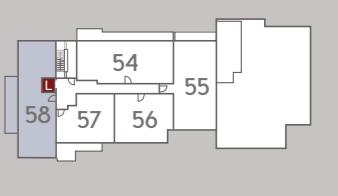


SECOND FLOOR



37

THIRD FLOOR



FOURTH FLOOR





Show home photography from previous Shanly Homes show home.

# ILLUMINATING STYLE

## KITCHEN

Our professionally designed and bespoke kitchens incorporate the following high quality features and appliances:

- Contemporary handle-less matt kitchen units featuring soft closing doors and drawers
- 20mm composite stone worktop with 100mm upstand
- Composite stone splashback behind hob
- Integrated Siemens induction hob
- Integrated Siemens oven
- Integrated Siemens microwave
- Extractor hood
- Integrated full height fridge/freezer
- Integrated washer/dryer
- Integrated dishwasher
- Stainless steel sink
- Chrome mixer tap
- Clever storage solutions
- Stylish LED feature lighting to the underside of the wall units
- Recessed LED downlights to kitchen



## INTERIOR

- High efficiency compact gas boiler
- Underfloor heating
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss, all windows have security locks
- Vicaima Visual Sensation internal doors with cross directional woodgrain
- Chrome switches and sockets to kitchens above worktops. White in all other areas
- Individually switched LED and pendant lighting (where specified)
- Media plate to living room providing connectivity to your audio visual devices
- Wired for Sky Q and terrestrial television (Sky account required)
- Quality fitted wardrobes with shelf and hanging rail to Bedroom 1 and Bedroom 2
- Mains powered smoke detectors with battery back up



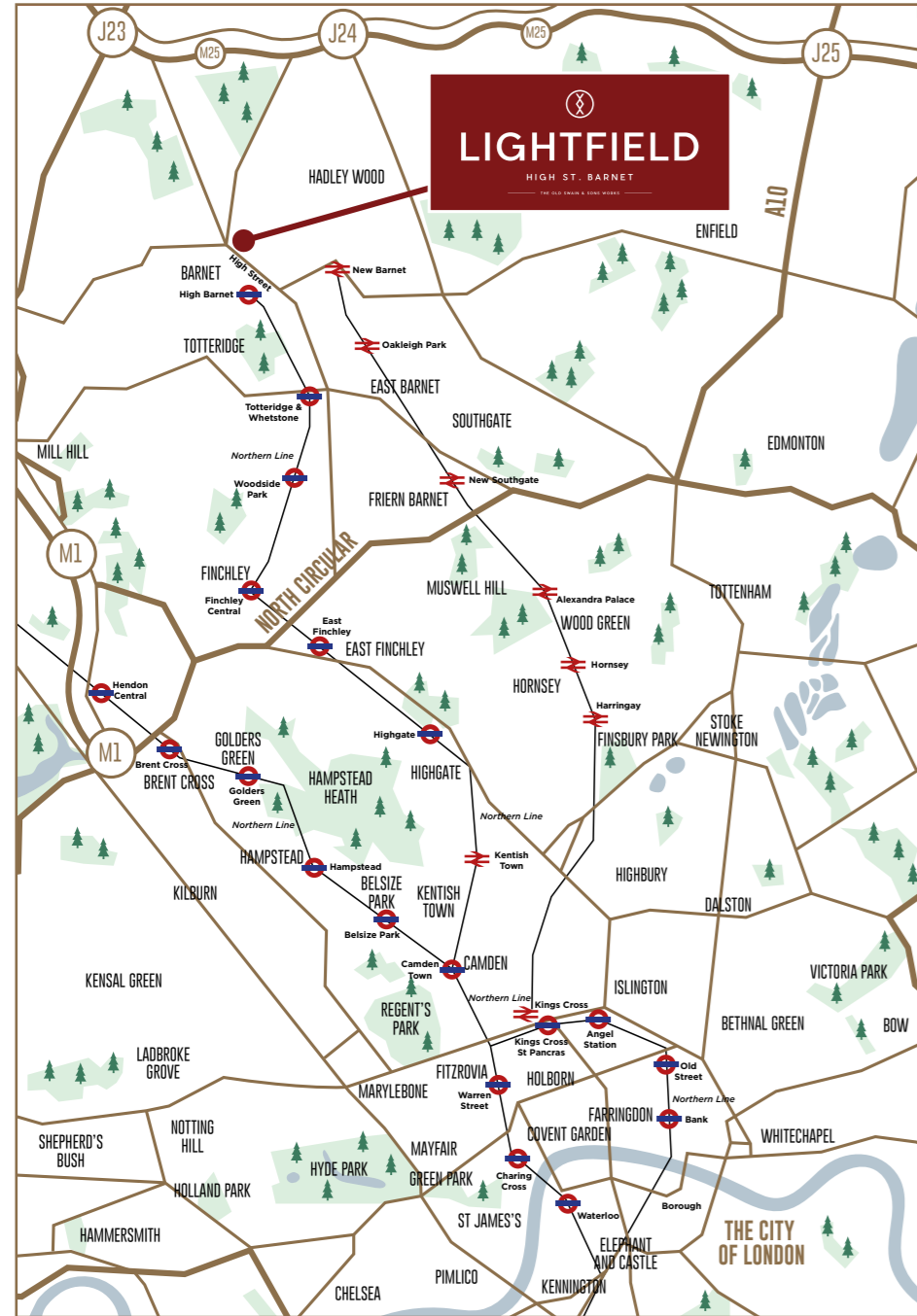
## BATHROOM & EN-SUITES

- Ideal Standard white porcelain sanitaryware with soft closing toilet seats
- Contemporary chrome brassware throughout
- Thermostatically controlled showers
- Low profile shower tray
- Toughened glass and stainless steel shower enclosures to certain plots
- Luxury Minoli tiles to floors and part feature walls. Full height tiling around bath
- Mirror over basin
- Chrome heated towel rail
- Recessed LED downlights
- Extractor fans with delayed cut off

## ENVIRONMENTAL FEATURES

- We take our responsibilities to our environment seriously and aim to incorporate the latest technology to conserve natural resources
- High level of wall, floor and roof insulation to limit heat loss during the winter
- Energy and water efficient kitchen appliances
- Dual flush mechanisms to all toilets to reduce water usage
- Low energy light fittings to all apartments





LIGHTFIELD'S HIGH STREET LOCATION MEANS THE HIGH STREET SHOPS AND AMENITIES ARE CONVENIENTLY CLOSE, WHENEVER YOU WANT TO GET SOMETHING SPECIAL FOR DINNER OR MEET FRIENDS FOR A COFFEE.



COMPUTER GENERATED IMAGES USED IN THIS BROCHURE ARE INTENDED TO BE A GENERAL GUIDE TO THE APPEARANCE OF THE DEVELOPMENT. HOWEVER, FROM TIME TO TIME, IT IS NECESSARY FOR US TO MAKE ARCHITECTURAL CHANGES. KITCHEN, LANDSCAPING AND BATHROOM LAYOUTS MAY VARY FROM THOSE SHOWN; WE OPERATE A PROCESS OF CONTINUOUS PRODUCT DEVELOPMENT AND THEREFORE FEATURES MAY CHANGE FROM TIME TO TIME. THIS INFORMATION DOES NOT CONSTITUTE A CONTRACT OR WARRANTY. THEREFORE PROSPECTIVE PURCHASERS SHOULD CHECK THE LATEST PLANS AND SPECIFICATION WITH OUR SALES OFFICE. MAPS ARE NOT TO SCALE - APPROXIMATE JOURNEY TIMES TAKEN FROM NATIONAL RAIL AND AA WEBSITE - MAY 2022. REF: 1331.



# OUR COMMITMENT TO YOU



Elva Lodge, Maidenhead

## YOUR HOME

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high-specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East.

All our new homes benefit from an industry recognised 10-year insurance backed guarantee.



## YOUR ENVIRONMENT

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

Through our partnership with the Woodland Trust, we plant 10 trees for every apartment we build and 20 trees for every house. The trees are planted in some of their 1,000 woods and we are proud to support them in their mission to double the amount of native woodland covering the UK.

From the procurement of energy efficient and sustainable materials to the use of thermal efficient methods of build and effective disposal of waste, our team work hard to ensure that we minimise the environmental impact of our operations without compromising on quality.

Our partnership with Community Wood Recycling is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, re-sold or recycled.

We are committed to making life easier for the wildlife living within our natural habitats so we fit bird boxes in the gardens and communal areas of all our developments and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life.

We pay for a year-long RSPB subscription for our new homes customers which enables them to visit any RSPB centre in the UK free-of-charge plus receive newsletters and updates from the RSPB.

We also provide ongoing financial support to Plant Heritage to conserve the diversity of garden plants for people to use and enjoy.



Widbrook Lodge, Maidenhead



## YOUR COMMUNITY

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation, which is financed entirely by the profits generated by the Shanly Group of companies.

To date Shanly Group and Shanly Foundation have contributed in excess of £25m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.



Thameside, Windsor





SHANLY  
HOMES

SHANLYHOMES.COM