



LITTLE  
PARK  
GARDENS

ENFIELD

# Contemporary family living



CGI is indicative only.

Introducing the newest addition to the vibrant community of Enfield - a modern and stylish development comprising of five 3 bedroom townhouses.

Nestled in a prime location, moments from the high street, these properties offer residents a desirable work-life balance, with easy access to excellent transport links, local amenities, and an abundance of green spaces for relaxation and exercise.

Designed with contemporary living in mind, each townhouse boasts spacious and well-appointed interiors, making them the perfect choice for families or professionals seeking a comfortable and luxurious home.



# Discover the best of Enfield

A rich cultural heritage and a diverse community, Enfield has something to offer everyone, from its vibrant high street and bustling market to its serene green spaces and idyllic countryside.

Families can take advantage of the many excellent schools in the area, while a wide range of family-friendly amenities and entertainment options make it easy to keep everyone happy and entertained.

Excellent transport links to the city and beyond, families can enjoy all the benefits of London living without sacrificing the peace and tranquillity of suburban life.

Enfield Town Station	Enfield Chase Station	Little Park Gardens
Seven Sisters 13 mins	Alexandra Palace 25 mins	Trent Park 14 mins
Hackney Downs 26 mins	Highbury & Islington 25 mins	Lee Valley 15 mins
Liverpool Street Station 34 mins	Moorgate Station 35 mins	Westfield Stratford City 35 mins



# Specification

## Kitchen and utility rooms

- Bespoke Strada Matte Handle-less kitchen and utility
- Bluemotion soft closing doors/drawers
- Quooker tap
- Bosch integrated washer/dryer
- Bosch integrated dishwasher
- Blanco sink with single bowl and Monobloc mixer tap
- Quartz worktops

## Bathrooms

- Porcelain tiles to floors
- Full porcelain around shower areas
- Lusso Stone close coupled toilets
- Lusso Stone modern wall mounted vanity units
- Single modern tap central to the sink
- Concealed mixer shower valves
- Dual heated towel rails

## Heating and energy efficiency

- Air source heat pump
- Underfloor heating to ground floor
- Energy efficient storage batteries
- Modern radiators to first floor
- Exhaust air heat pumps
- Strada fan assisted radiators

## Internal flooring

- Engineered timber floors to living areas
- Carpets to bedrooms

## Joinery and doors

- Black aluminium windows and doors
- Black aluminium sliding doors to the rear

## Decoration

- Interior designed finishes

## External finishes

- Porcelain rear patio
- Artificial grass to garden for low maintenance
- External tap to rear of the property
- Front and rear external lightning
- Storage shed
- E.V. Charging points

## Electrical finishes

- Low energy down lighters to the open living area, bathroom, en-suites, principal bedroom, hallway, landing and reception rooms
- Ceiling pendants to bedrooms
- MK sockets and switches throughout
- Electrical finishes prewired for broadband

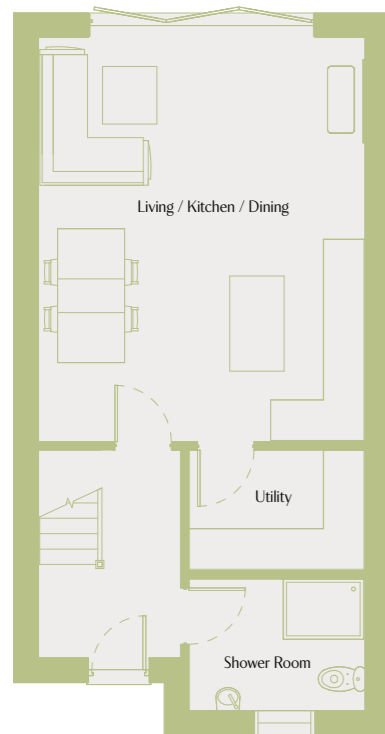


# Site plan



## House No. 1/3/5

1,281 sqft / 119 sqm

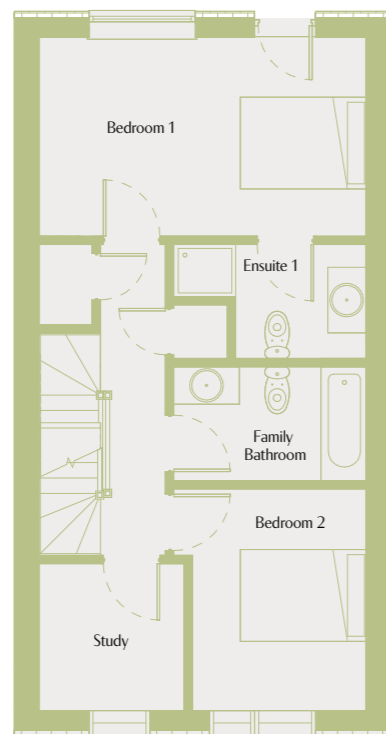


## Ground Floor

Living / Kitchen / Dining  
6.05m x 4.88m 19'10" x 16'0"

Shower Room  
2.64m x 1.97m 8'10" x 6'6"

Utility  
2.64m x 1.80m 8'8" x 5'11"



## First Floor

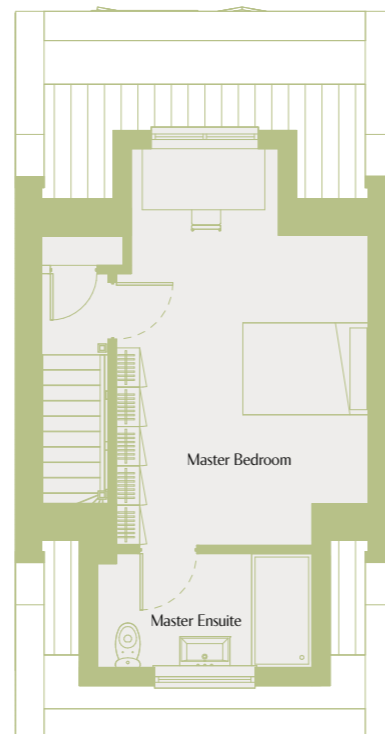
Bedroom 1  
4.86m x 2.97m 15'11" x 9'9"

Ensuite 1  
2.89m x 1.70m 9'5" x 5'7"

Bedroom 2  
3.31m x 2.87m 10'10" x 9'5"

Family Bathroom  
2.87m x 1.70m 9'5" x 5'7"

Study  
2.17m x 2.10m 7'1" x 6'11"



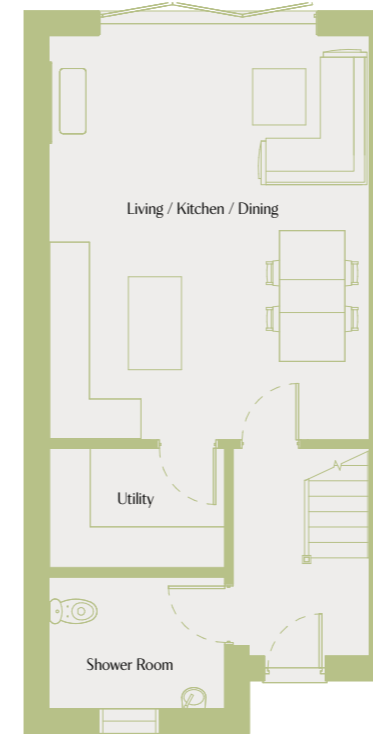
## Second Floor

Master Bedroom  
5.92m x 3.20m 19'5" x 10'6"

Master Ensuite  
3.00m x 1.70m 9'10" x 5'7"

## House No. 2/4

1,281 sqft / 119 sqm

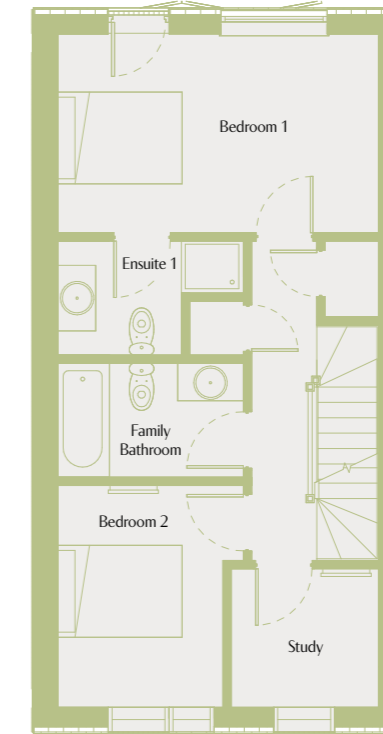


## Ground Floor

Living / Kitchen / Dining  
6.05m x 4.88m 19'10" x 16'0"

Shower Room  
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Utility  
2.64m x 1.80m 8'8" x 5'11"



## First Floor

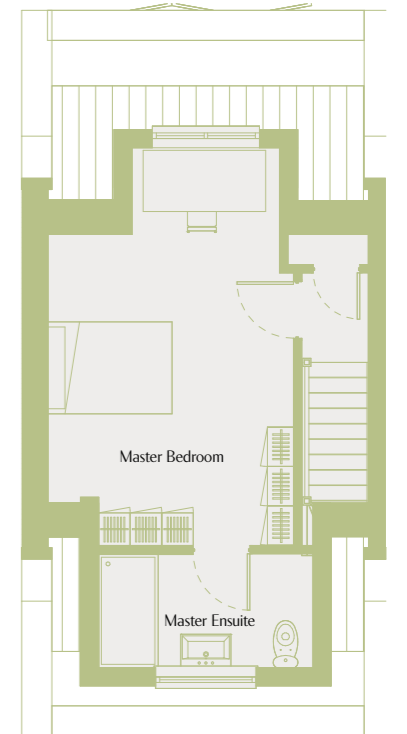
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Study  
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## Second Floor

Master Bedroom  
5.92m x 3.20m 19'5" x 10'6"

Master Ensuite  
3.00m x 1.70m 9'10" x 5'7"



#### RESTAURANTS & BARS

- 1 The Stag Bar & Café
- 2 O'Neills Traditional Pub
- 3 Old Wheatsheaf Traditional Pub

#### SHOPPING

- 4 5 Tesco
- 6 Palace Gardens Shopping Centre
- 7 Enfield Market Stalls

#### SCHOOLS

- 8 Enfield Grammar School
- 9 Enfield Country School For Girls
- 10 George Spicer Primary School



Sales enquiries

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#### IMPORTANT NOTICE

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