



MANOR WOOD GATE

HADLEY WOOD

Highstone House

SHANLY
— HOMES —

Welcome to Highstone House at Manor Wood Gate



A stylish new home in a convenient London location with excellent amenities close at hand, Highstone House at Manor Wood Gate has it all. This outstanding new development of two and three bedroom apartments is situated in the highly sought-after area of Hadley Wood.

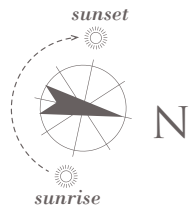
The properties here have been carefully designed to offer an aesthetically pleasing exterior, and a luxury feel when you walk through the front door. The finest specification has been carefully selected for each home at Manor Wood Gate,

including top-of-the-range Siemens appliances in the kitchen which are complemented by beautiful composite stone work surfaces.

Each apartment boasts a private balcony, terrace or patio accessed from French doors creating a delightful outside space surrounded by landscaped areas.

As is synonymous with Shanly Homes' properties, each of these contemporary apartments has been built to the highest standard, is beautifully appointed and is exquisitely finished.





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. Parking/garage layout indicative only (subject to planning).

C/S = Cycle Store B/S = Bin Store ♿ = Disabled Parking
 ■ = PV Panels ☒ = Roof Light B/B = Bio Basin



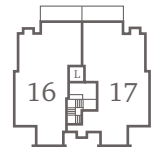
SHANLY
HOMES



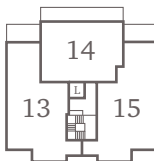
Computer-generated image of the front of Highstone House. Elevations, materials, parking and landscaping indicative only.

Nos. 10, 11 & 12

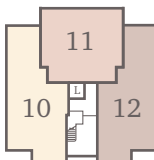
Highstone House Ground Floor



Second Floor



First Floor



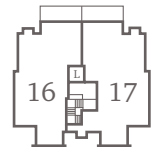
Ground Floor



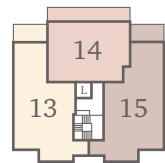
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. E/S denotes en-suite. UC denotes utility cupboard. DR denotes dry riser. WR denotes water riser. ER denotes electric riser. P denotes post boxes. B denotes boiler. Please contact sales consultant for more information.

Nos. 13, 14 & 15

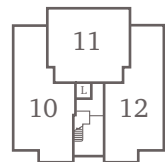
Highstone House First Floor



Second Floor



First Floor



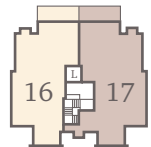
Ground Floor



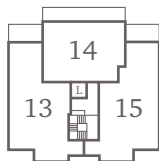
◀Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. E/S denotes en-suite. DR denotes dry riser. WR denotes water riser. ER denotes electric riser. * Privacy screen. Please contact sales consultant for more information.

Nos. 16 & 17

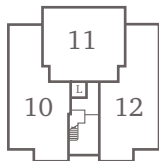
Highstone House Second Floor



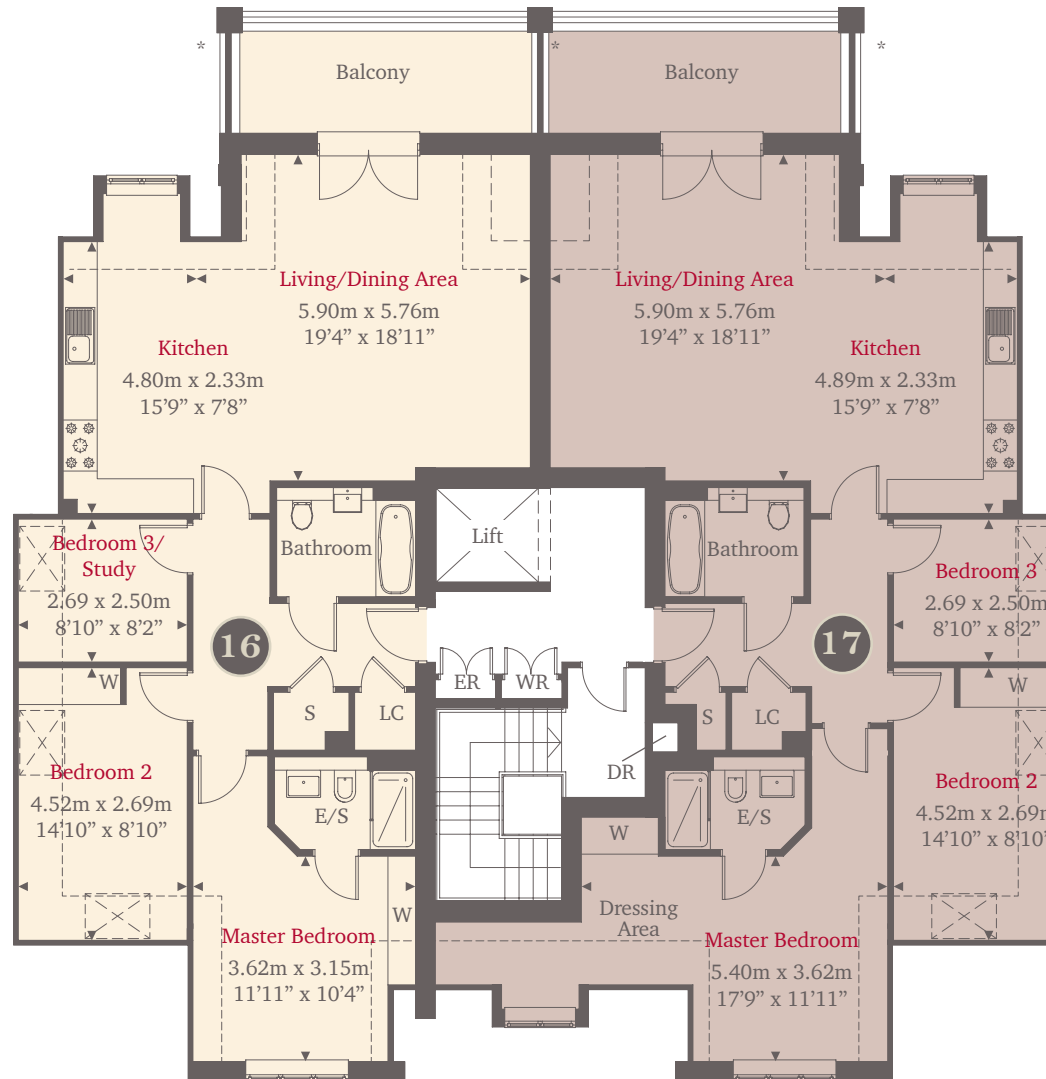
Second Floor



First Floor



Ground Floor



◀ 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. LC denotes linen cupboard. E/S denotes en-suite. DR denotes dry riser. WR denotes water riser. ER denotes electric riser. * Privacy screen. --- Denotes 1500mm ceiling height. ---- Denotes 2100mm ceiling height. ☒ Denotes Velux window. Please contact sales consultant for more information.



Stylish specification

Kitchen

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

- Contemporary kitchen units featuring soft closing doors and drawers
- Beautiful composite worktops with upstands
- Siemens appliances including a fan assisted single oven, integrated combination microwave, 5 burner glass topped gas hob, stainless steel chimney extractor
- Siemens integrated full height fridge/freezer, integrated dishwasher, integrated washer dryer
- Blanco stainless steel sink to kitchen, with drainers cut either side
- Chrome mixer tap
- Clever corner storage solutions where possible
- Stylish LED feature lighting to the underside of the wall units and plinths
- Recessed LED downlights to kitchen

Bathroom, En-suite and Cloakroom

- Ideal Standard white porcelain sanitaryware with soft closing toilet seats
- Contemporary chrome brassware throughout
- Thermostatically controlled showers
- Low profile shower tray with chrome trap
- Toughened glass and stainless steel shower enclosures
- Luxury Minoli tiles to floors and half height to walls, including contrasting features where specified
- Useful tiled recessed storage in the shower enclosures
- Mirrors over all basins
- Chrome shaver point
- Individually switched, twin circuit LED ceiling lighting
- Chrome heated towel rail with thermostatic control
- Recessed LED downlights
- Extractor fans with delayed cut-off fitted in all bathrooms, en-suites and cloakrooms
- Vanity units to en-suites

Interior

- Wet underfloor heating throughout
- Multipoint-locking front door, having a Secured by Design accreditation for added security
- Double glazed white PVCu windows providing a high level of thermal insulation and reduced heat loss. All windows have security locks
- Solid core oak veneer doors and inlay, with chrome/brushed steel furniture
- Chrome sockets and switches throughout (excluding cupboards and wet areas)
- Media plates providing connectivity to your audio visual devices in the living/dining room and master bedroom
- Fully wired for Sky and terrestrial television (Sky account required)
- Individually switched LED and pendant lighting (where specified)
- Fitted wardrobes with shelf and hanging rail to bedrooms 1 and 2
- Contemporary triple stepped skirting with double stepped architrave

- Smooth plaster finish to walls and ceilings with emulsion matt paint. All non-pre-finished timbers receive a gloss finish
- Mains powered smoke detectors with battery back-up
- Lift to each floor

Exterior

We take care when designing our exterior spaces to ensure our developments are as attractive outside as they are inside:

- Private gated entrance
- Covered communal entrance portico
- Video entry system to all apartments
- Well considered landscaping to front and rear communal gardens
- Natural Indian Sandstone to footpaths and terrace areas
- Outside lights to private terrace and balcony areas
- Private parking
- External bin store
- Cycle store

Environmental features at Highstone House, Manor Wood Gate

We take our responsibilities to our environment seriously and aim to incorporate the latest technology to conserve natural resources

- High levels of wall, floor and roof insulation to limit heat loss during the winter
- A-rated kitchen appliances to reduce energy and water usage
- Dual flush mechanisms to all toilets to reduce water use
- Low energy light fittings to all homes
- PV Panels located on the roof to reduce energy bills
- Bio basin communal rain water drainage solution

NB: An estate management company has been set up to manage communal landscaping and a charge applies to each resident (see sales consultant for details).

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.





Aerial image of Manor Wood Gate and surrounding area.

Your area

Highstone House is ideally positioned for both convenience and pleasure with the buzz of city to the south and the peaceful greenbelt to the north.

Cockfosters and East Barnet are just around the corner offering an abundance of local amenities, with doctors, dentists, banks, a post office and supermarket all accessible within minutes. There is also a mouth-watering selection of restaurants in the area, from elegant fine dining at the Mary Beale Restaurant or modern Indian cuisine at the Bayleaf, to a traditional pub lunch at the Cock Inn.

For days out in the fresh air, Trent Country Park is just a stone's throw from your front door. This historic expanse of quintessential English

countryside provides the perfect setting for a leisurely afternoon stroll. Enchanting brooks meander through ancient woodland to find serene lakes surrounded by undulating meadows – the perfect place to unwind.

If you prefer something a little more active, the park is also home to Trent Park Golf Course where you can enjoy all the beauty of the surrounding landscape while at the same time improving your drive. Alternatively, Hadley Wood Golf Club is under a mile away and also offers top-class facilities in a spectacular setting.

If, however, you are seeking a new hobby or want to try something different, Hadley Wood Tennis Club always welcomes new members.





Trent Country Park



Cockfosters Underground Station



New River Walkway



Hadley Wood and beyond

To say that Highstone House at Manor Wood Gate is well connected would be an understatement. Whether it is road, rail or air, the national transport network offers easy access to the Capital, the country and even the rest of the world.

Cockfosters tube station is located within 0.7 miles and offers an easy journey into London along the Piccadilly line. You can be in Leicester Square in just 37 minutes meaning all the entertainment you could need is within easy reach. Whether it's the glitz and glamour of a show at a West End theatre, the feast of flavours on offer at a number of Covent Garden restaurants, or the spellbinding beauty

of some of the world's most revered masterpieces at the National Gallery; from Highstone House it is an easy trip.

A short drive along Cockfosters Road will bring you to the M25/J24 motorway, where you are spoilt for choice when it comes to destinations. You could be on the A1 cruising north to the Peak District and beyond in just 20 minutes, on your way to the west coast along the M4 in just 45 minutes, or north east towards Constable Country on the A12 in just 25 minutes. For trips a little closer to home, the heart of the Chiltern Hills is under an hour away or you could be drifting along the beautiful River Lee in under 30 minutes.

National Rail connections are also easily reached, with a straightforward 30 minute tube journey to London King's Cross station. This not only opens up a gateway to the rest of the UK, but also the rest of Europe and beyond with St Pancras operating regular Eurostar services to Paris and Brussels in around two hours.

Sometimes, however, a bit of sunshine or adventure is the only remedy and with London Luton airport just half an hour away, you have a number of different international destinations to choose from.



10 REASONS

WHY YOU SHOULD MAKE MANOR WOOD GATE YOUR HOME

Manor Wood Gate boasts a superb position close to the centre of Cockfosters with its excellent range of amenities, while it also benefits from outstanding transport links into central London and beyond. Here's why you'll fall in love with this outstanding location...

01.

CLASSICALLY DESIGNED

The apartments at Manor Wood Gate feature expansive kitchen/dining areas and living rooms which are perfect for entertaining friends and family.

02.

RETAIL THERAPY

The stores of Cockfosters are ten minutes away, and shopping on a wider scale can be enjoyed at Brent Cross which is half an hour from home.



05.

REVEL IN THE FRESH AIR

Just a short walk away is glorious Trent Country Park, with more than 400 acres of rolling meadows, tranquil lakes and ancient woodland.





03.

SUPERB TRANSPORT LINKS

Manor Wood Gate will afford you swift access to the M25, the M1 and the A1. What's more, Cockfosters Underground Station is within 0.7 miles.

04.

JETTING OFF

When you're travelling abroad for business or pleasure, you can easily reach both Luton and Stansted airports just 25 and 34 miles away respectively.

06.

TEE OFF IN STYLE

There are no fewer than five golf clubs within three miles of Manor Wood Gate, including South Herts, Trent Park and Old Fold Manor.

07.

EXCELLENT EATERIES

Whether you prefer traditional pub grub or love tempting your taste buds with global flavours, there's sure to be something to suit you nearby.

08.

EVERYTHING YOU NEED

Cockfosters offers all the amenities you could ask for; from GP and dental surgeries to banks and hair salons, plus a choice of supermarkets.



09.

FROM FIELD TO FORK

For fresh local produce, look no further than the Ferny Hill Farm Shop which sells everything from eggs and potatoes to bacon and homemade cakes.



10.

SADDLE UP

Within 2 miles, the Trent Park Equestrian Centre is London's top riding school and offers lessons for riders of all ages and abilities.



Livingstone House, Manor Wood Gate, Hadley Wood



Elva Lodge, Maidenhead



Thameside, Windsor



Elder Place, Bushey

Our commitment to you

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 of professionals 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.

For every apartment we build, we plant 10 native trees, and for every house, we plant 20. The trees are planted in some of the Woodland Trust's 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 works hard to ensure that we minimise the environmental impact of our operations without compromising on quality.

Our recent partnership with the National Community Wood Recycling Project 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 also 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 homes and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life for everyone to enjoy.

We also 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.

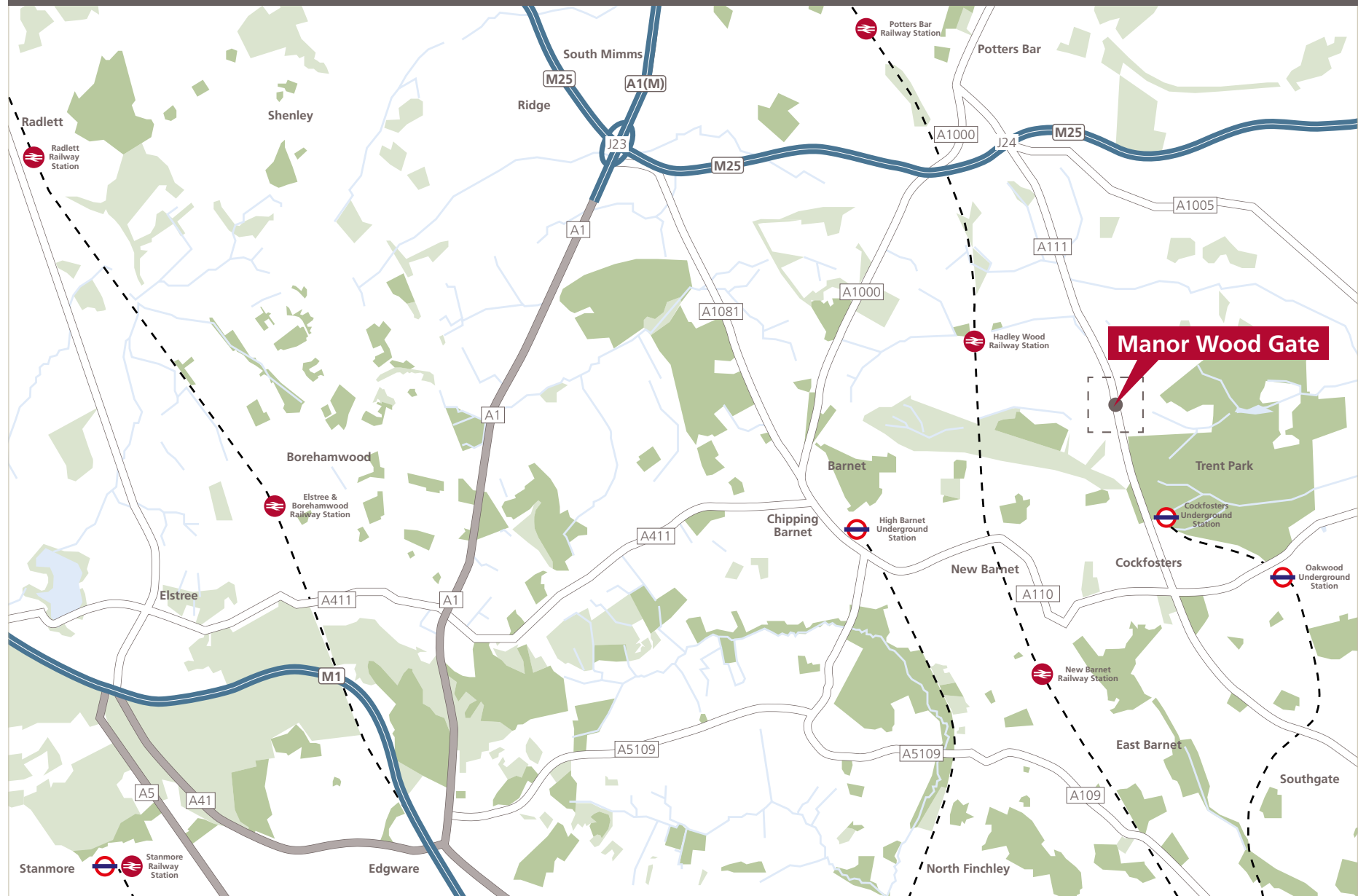
Your Community

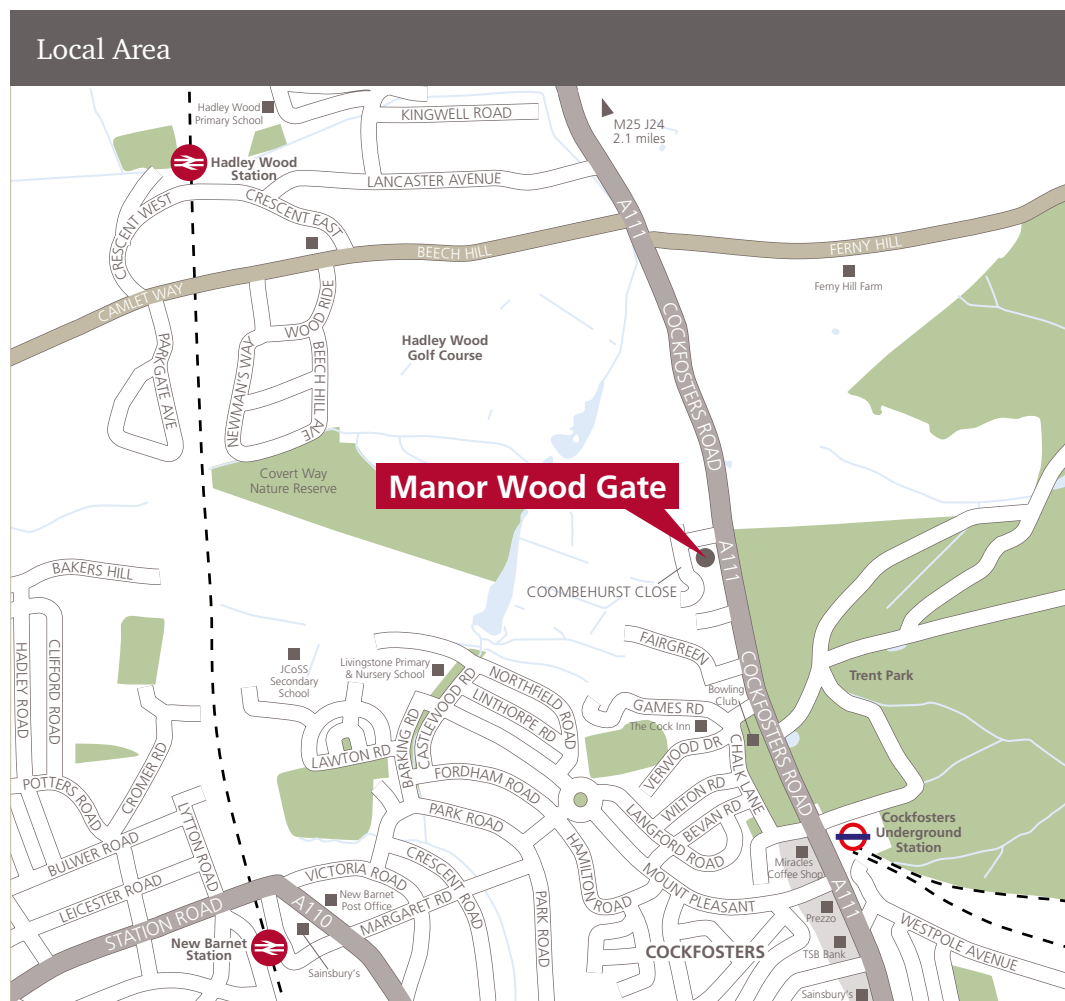
As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation.

Financed entirely by the profits generated by the Shanly Group of companies, we have to date donated over £13m 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.



Wider Location





Travel time by rail

(from Cockfosters Underground Station)

Manor House	21 mins
King's Cross St. Pancras	30 mins
Leicester Square	37 mins
Covent Garden	38 mins

Distances by road

(from Manor Wood Gate)

Wembley Stadium	12.7 miles
Central London	13.8 miles
Westfield London (White City)	18 miles
Heathrow (Terminal 5)	21.5 miles
Luton Airport	25 miles

Distances by foot

(from Manor Wood Gate)

Trent Park	0.5 miles
Cockfosters Tube Station	0.7 miles
Trent CofE Primary School	0.8 miles
Hadley Wood Station	1.4 miles



shanlyhomes.com

northlondon@shanlyhomes.com

01494 683917

Sorbon, Aylesbury End, Beaconsfield HP9 1LW

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, PARKING 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 – NOVEMBER 2018. REF:1258.

SHANLY
— HOMES —