



# Burnt Oak

LONDON HA8

A collection of 3 & 4 bed homes in Burnt Oak



# A striking new development in Burnt Oak

**A COLLECTION OF 3 & 4 BEDROOM HOMES**

A thriving community rich in history and boasting a vibrant rural past, Burnt Oak lies at the heart of Brent, voted London's 2020 Borough of Culture. Exceptional transport links, a wide range of medical, academic, retail, leisure and hospitality amenities on the doorstep, and ambitious regeneration plans make the area a rising star in the capital's future destination points.







## Features

- ✓ Heating system: Air source heat pumps: 1 per house
- ✓ Solar panels to be installed: 6 per house
- ✓ Underfloor heating in the bathrooms
- ✓ Electric car point charges
- ✓ Double glazed aluminium windows
- ✓ Enclosed rear gardens
- ✓ Dedicated parking space for each house
- ✓ Private road access for blocks B & C
- ✓ South facing gardens
- ✓ New fibre optic broadband
- ✓ Intruder alarm and CCTV
- ✓ Landscaped gardens
- ✓ Ring video doorbells



# Beautiful homes available now

## HOMES AVAILABLE FURNISHED OR UNFURNISHED

We're proud to present a collection of stunning 3 & 4 bedroom homes designed for people who want to enjoy both the best that city living has to offer and a strong sense of local community. Ideal for young growing families, this attractive development in a vibrant and fast emerging area truly offers the best of both worlds.

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Beautiful 3 & 4 bedroom homes  
designed to blend city living with  
peace and privacy.





# Welcome to the neighbourhood

With its cosmopolitan sensibilities, attractive Silkstream and Montrose parks, sports clubs, and low-rise skyline, the area offers the best of both worlds for those seeking a sense of community to go with the city living vibe. Local shops, restaurants and cafes provide a colourful reflection of Burnt Oak's rich culture, while a short bus ride to Edgware's Broadwalk Centre or the nearby Brent Cross shopping centre puts mall shopping on the doorstep.

The buzz of a thriving community meets the peaceful echoes of a rural past.





### Schools & Nurseries

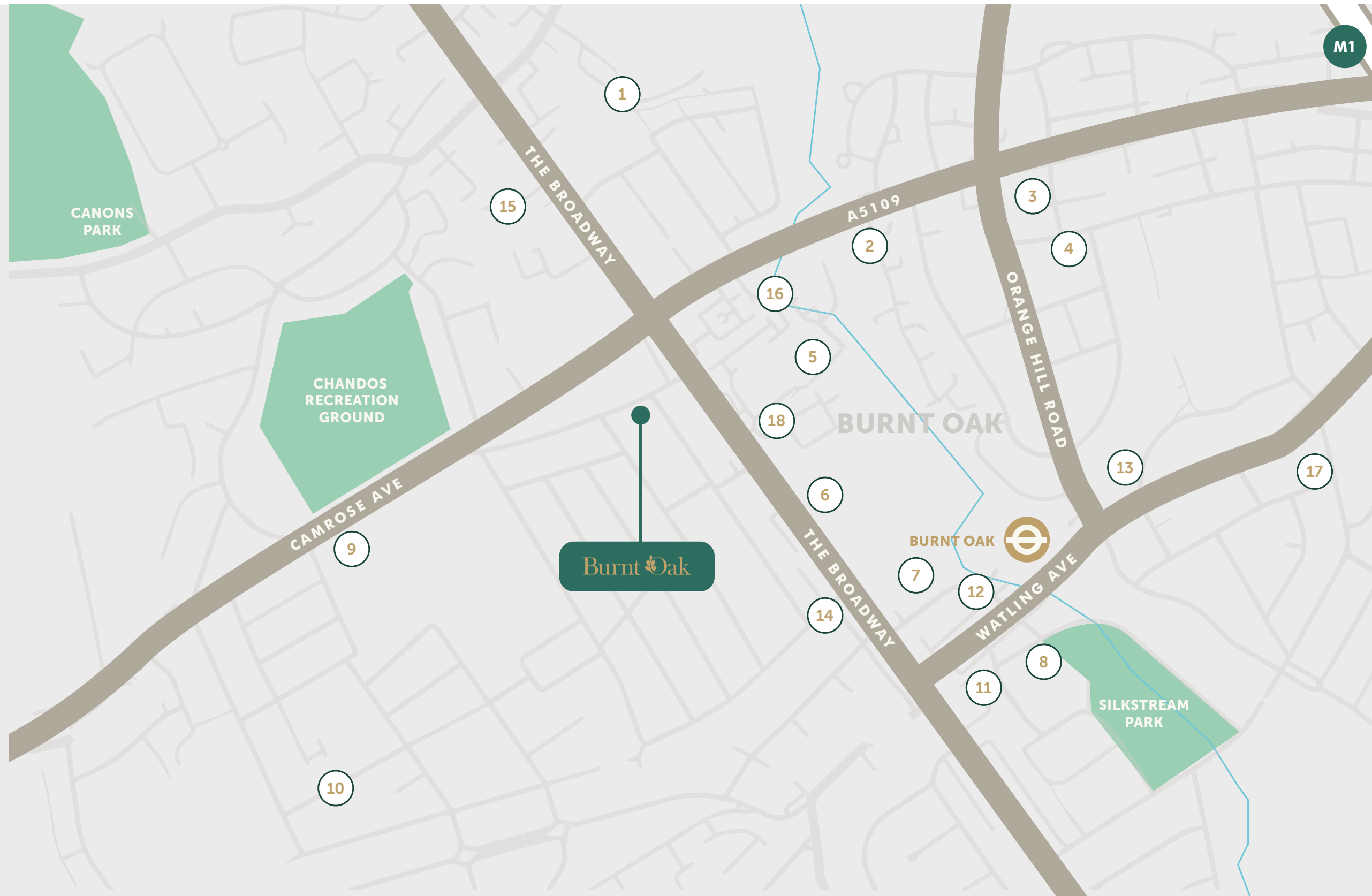
- 1 – Edgware Primary School
- 2 – Watling Park School
- 3 – Sparklers Nursery
- 4 – Menorah Grammar School
- 5 – Northgate School
- 6 – Little Pebbles Nursery
- 7 – Noam Primary School
- 8 – Barnfield Primary School
- 9 – Krishna Avanti Primary School
- 10 – Stag Lan Junior School

### Cafes & Restaurants

- 11 – Bella
- 12 – Sara Grill & Café
- 13 – Ariya Kitchen
- 14 – Pizzeria Romana
- 15 – Luna Lounge

### Health & Leisure

- 16 – Edgware Community Hosp
- 17 – Leisure Centre
- 18 – Oak Lodge Medical Centre





# Going Places

The area enjoys exceptional transport links, with 12 bus routes offering easy access locally as well as the West End, Hatfield, Wimbledon and all points in between. Taking the Underground from Burnt Oak station puts you in Central London in around 30 minutes, while the busy M1 and A1(M) motorways are both within 10 minutes. London Luton airport is just a 30 minute drive away, while Heathrow is easily accessed by public transport.



Travel times are taken from National Rail and Google maps

Hassle-free travel options get you where you need to be



# Floor Plans

## 3 BEDROOM: TYPE 1

### GROUND FLOOR

LIVING / KITCHEN 29.5m<sup>2</sup>

STORE 1.25m<sup>2</sup>

### FIRST FLOOR

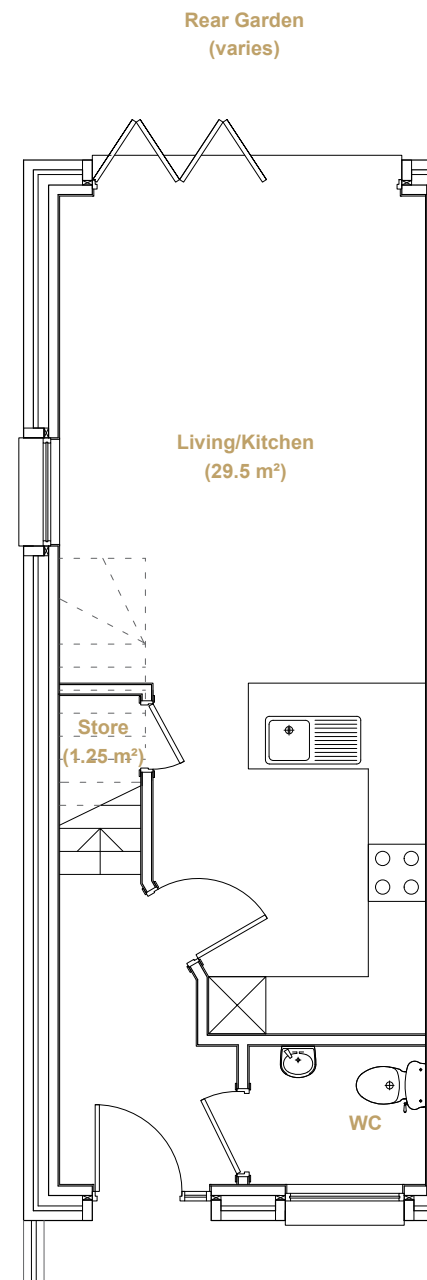
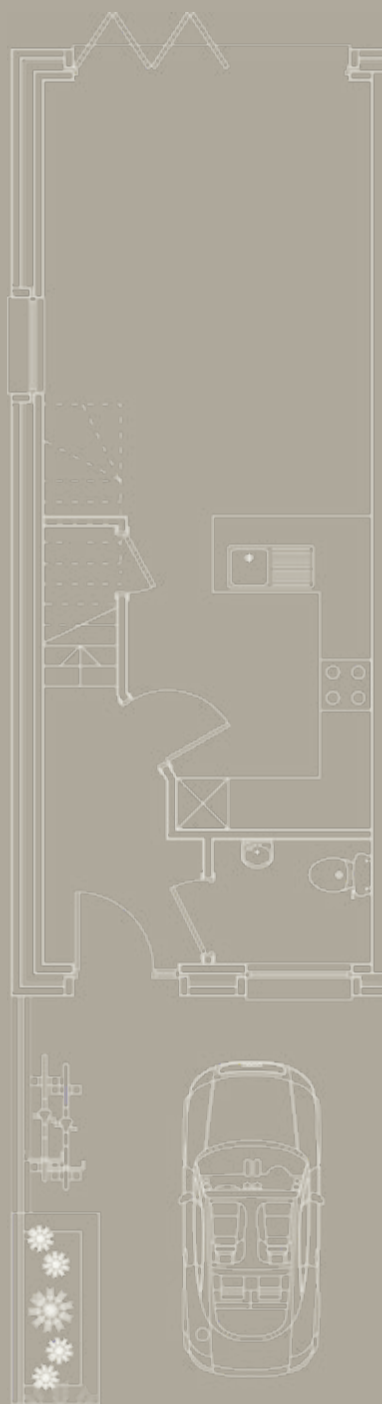
BEDROOM 1 14.1m<sup>2</sup>

BEDROOM 2 12.7m<sup>2</sup>

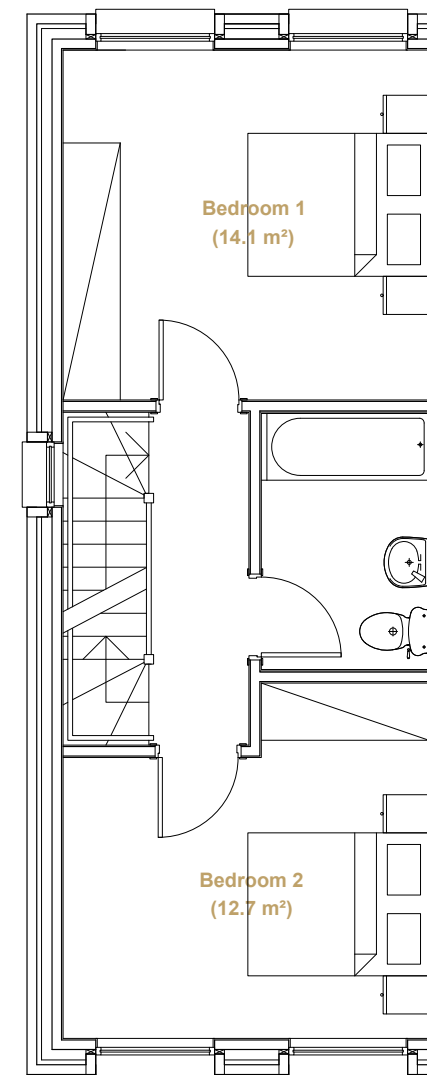
### SECOND FLOOR

BEDROOM 3 15.8m<sup>2</sup>

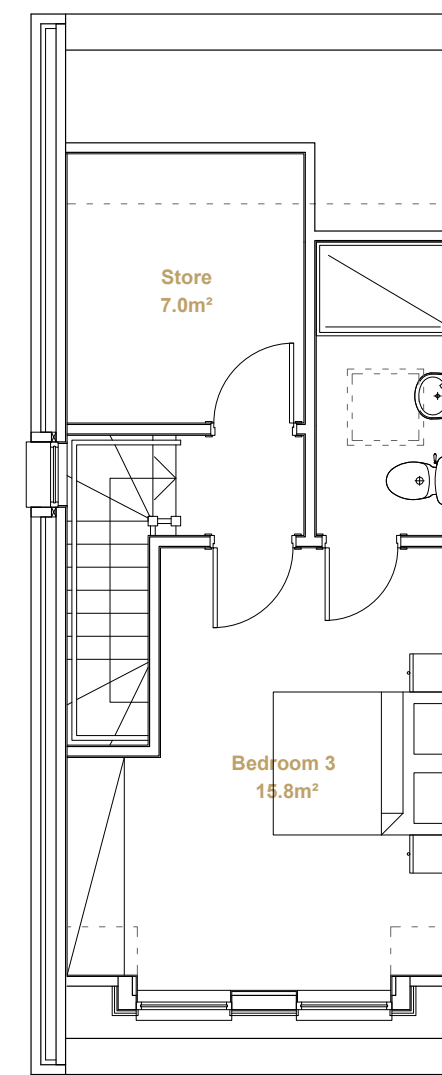
STORE 7.0m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# Floor Plans

## 3 BEDROOM: TYPE 2

### GROUND FLOOR

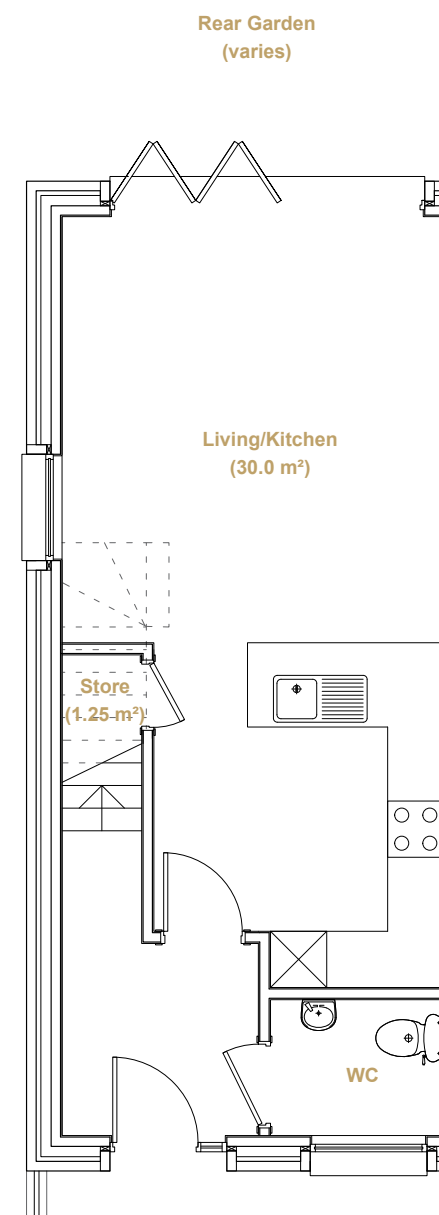
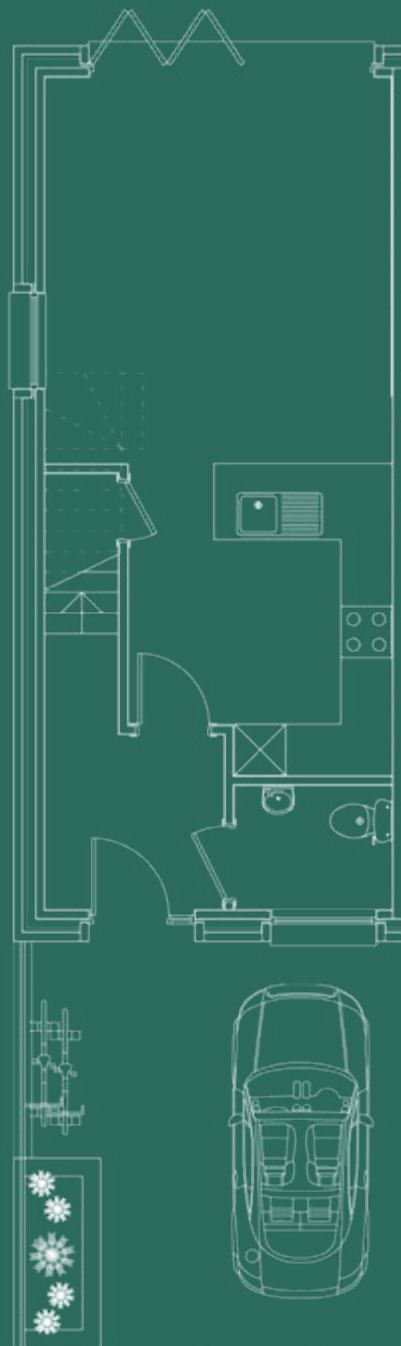
LIVING / KITCHEN	30m <sup>2</sup>
STORE	1.25m <sup>2</sup>

### FIRST FLOOR

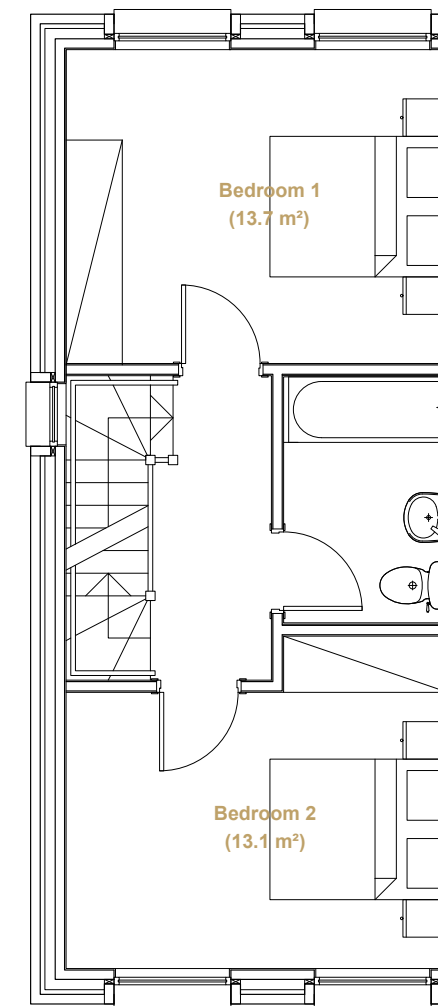
BEDROOM 1	13.7m <sup>2</sup>
BEDROOM 2	13.1m <sup>2</sup>

### SECOND FLOOR

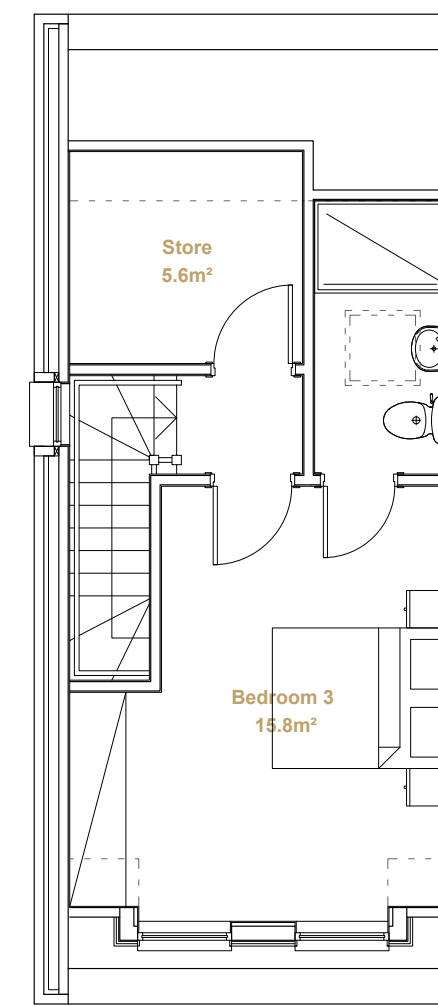
BEDROOM 3	15.8m <sup>2</sup>
STORE	5.6m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# Floor Plans

## 4 BEDROOM

### GROUND FLOOR

LIVING / KITCHEN 30m<sup>2</sup>

STORE 1.25m<sup>2</sup>

### FIRST FLOOR

BEDROOM 1 13.7m<sup>2</sup>

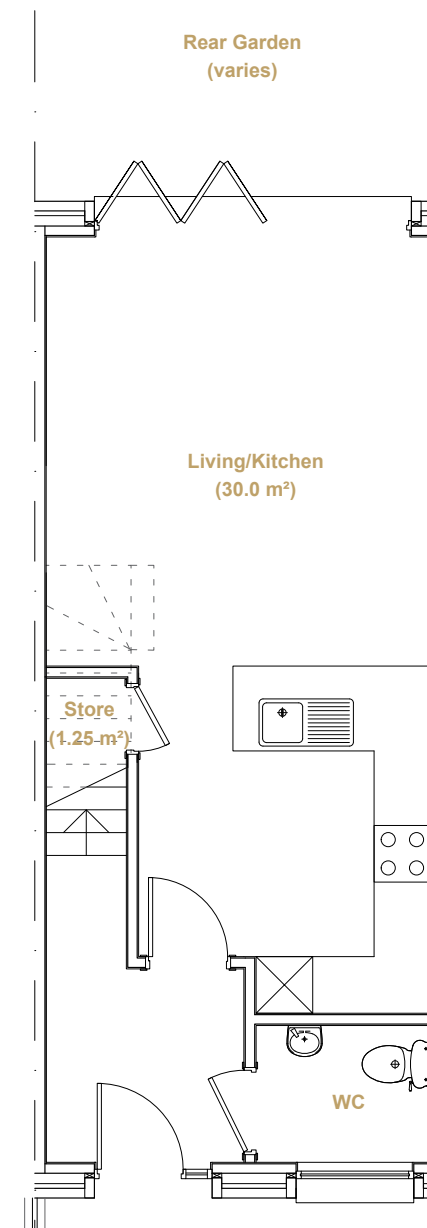
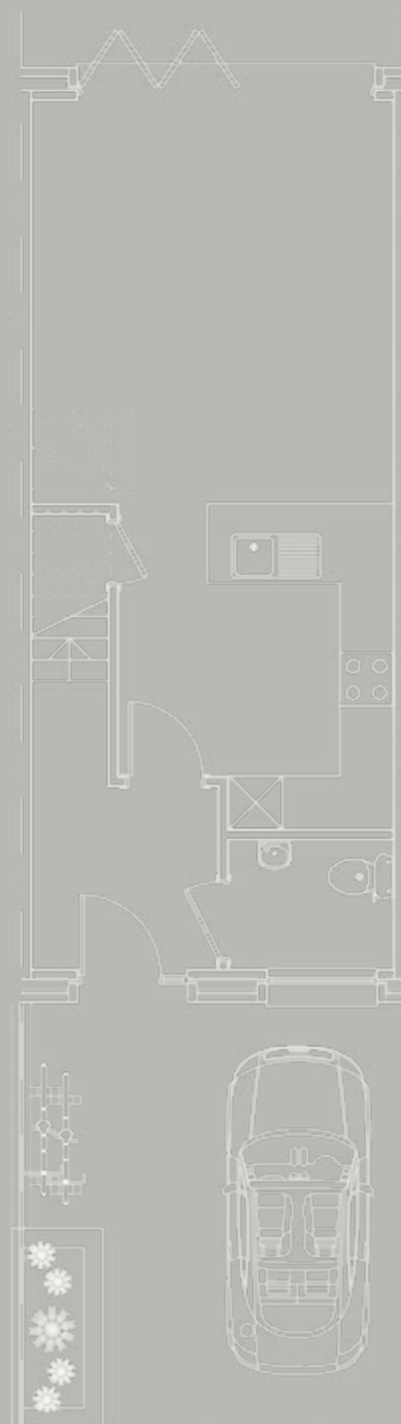
BEDROOM 2 13.1m<sup>2</sup>

### SECOND FLOOR

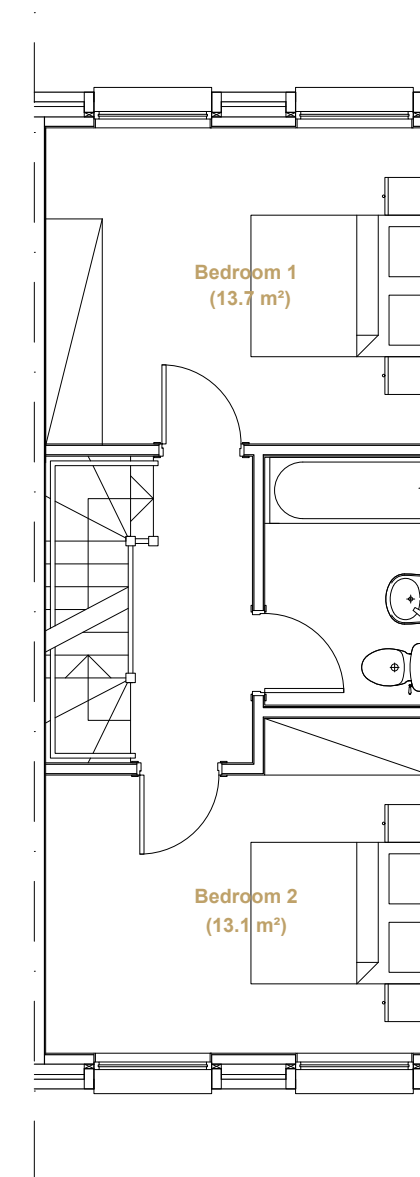
BEDROOM 3 10.6m<sup>2</sup>

BEDROOM 4 10.7m<sup>2</sup>

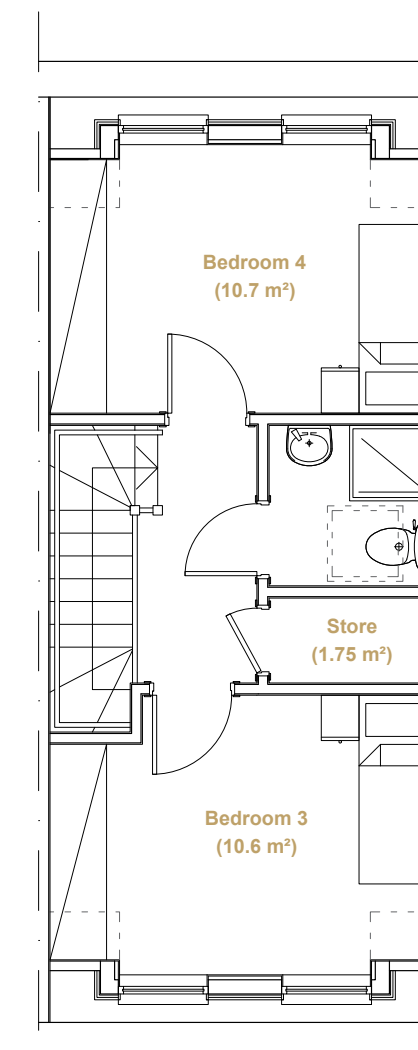
STORE 1.75m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# House Schedule

## KEY:

**3b, 6p** = 3-BEDROOM, 6-PERSON HOUSE

**4b, 6p** = 4-BEDROOM, 6-PERSON HOUSE

----- = END OF TERRACE

	HOUSE TYPE		HOUSE GIA			HOUSE TYPE		HOUSE GIA	
	3b, 6p	4b, 6p	m <sup>2</sup>	ft <sup>2</sup>		3b, 6p	4b, 6p	m <sup>2</sup>	ft <sup>2</sup>
UNIT 1	1		113.00	1216.32	UNIT 14		1	113.91	1226.12
UNIT 2	1		113.00	1216.32	UNIT 15		1	113.91	1226.12
UNIT 3	1		113.00	1216.32	UNIT 16	1		111.64	1201.68
UNIT 4	1		113.00	1216.32	UNIT 17		1	113.91	1226.12
UNIT 5	1		113.00	1216.32	UNIT 18		1	113.91	1226.12
UNIT 6		1	113.91	1226.12	UNIT 19		1	113.91	1226.12
UNIT 7	1		111.64	1201.68	UNIT 20		1	113.91	1226.12
UNIT 8		1	113.91	1226.12	UNIT 21		1	113.91	1226.12
UNIT 9		1	113.91	1226.12	UNIT 22	1		111.64	1201.68
UNIT 10	1		111.64	1201.68	UNIT 23		1	113.91	1226.12
UNIT 11		1	113.91	1226.12					
UNIT 12		1	113.91	1226.12					
UNIT 13	1		111.64	1201.68					





The logo consists of the letters 'GG' in a bold, white, sans-serif font, centered within a dark blue square. Below the square, the text 'Goldman Greg' is written in a smaller, white, cursive font.

GG

*Goldman Greg*

# Burnt Oak

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