



Bury Street West

ENFIELD

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Luxury living in the heart of Enfield



Bury Street West

2, 3 & 4 bedroom family homes in the heart of Enfield

An award winning collection of 2, 3 & 4 bedroom detached and semi-detached houses available for Private Sale.

Ideally located in Enfield, just moments away from local amenities, bus routes, and Bush Hill Park Overground station providing a short 30 minute journey to Liverpool Street.

Extra benefits include catchment areas for some of Enfield's most sought-after schools, including The Raglan Schools and Bush Hill Park Primary School.

Computer generated illustration is indicative only.



Edited showhome photography is indicative only.

Your new home awaits

The meticulously designed home offer spacious, luxury living, with a high quality specification throughout, generously sized gardens and convenient parking.

Getting onto the property ladder, moving in with your partner or upsizing for that expanding family, Bury Street West is the perfect place for you.



Plenty of open green spaces

More than 900 hectares of parks & open spaces

Enfield has a plethora of parks and open green spaces to choose from for an Autumnal stroll or weekend dog walk.

From Enfield Town Park, Bush Hill Park, Trent Park, Jubilee Park & Grovelands Park, your options are endless.

For those more sporty types, there's also an abundance of golf courses, cricket clubs, football pitches and playing fields.

The homes at Bury Street West themselves back onto Bury Lodge Gardens, a stunning landscaped garden with walking routes, a playground for young children and in the summer months outdoor yoga classes.



Bury Lodge Gardens



Bush Hill Park Golf Club



Trent Park



Bury Lodge Gardens



Bush Hill Park Pub

Eat, drink & shop local

Restaurants, bars & shops for all to explore

There is a variety of high streets within the borough of Enfield, including Green Lanes and Church Street.

You can also explore the open-air mall at Palace Gardens Shopping Centre which has shops such as Next, New Look, Office, Game, Robert Dyas and much more.

You will also find a range of stores such as B&Q, DFS, Halfords & Curry's at Industrial retail parks within the area.

There are also plenty of markets with Enfield Market open Thursday to Saturday & Edmonton Green

Indoor Market open 7 days a week selling everything from fresh fruit & veg to sports wear.

You won't have to travel far to find a nice place for pint. The Beehive, The Stag & Hounds & Bush Hill Park are just some of the dozens of pubs within the area ready to welcome you for food and drinks.

Restaurants come thick and fast in Enfield with every cuisine being covered from Thai food at the Meeting Bar & Restaurant, Italian at Prezzo or Wagamama for Asian-inspired & Japanese food.



Edmonton Green Indoor Market

Education for all ages

Highly rated schools on your doorstep

We know when raising a family, getting your little ones into the right school is crucial and in Enfield you'll be spoilt for choice.

Primary - St Paul's C of E Primary School
Ofsted rating: Outstanding

Raglan Infant School
Ofsted rating: Good

Secondary - Edmonton County School
Ofsted rating: Good

The Latymer School
Ofsted rating: Good



Stock photography is indicative only.

Area Map

Entertainment & Leisure

- 1 Salisbury House Arts Centre
- 2 Bury Lodge Bowls Club
- 3 Bury Lodge Gardens
- 4 Bury Street Community Church
- 5 Great Cambridge Industrial Estate
- 6 Green Lanes High Street Shops
- 7 Nuffield Health Enfield
- 8 Cineworld Cinema Enfield
- 9 Enfield Shopping Centre
- 10 Enfield Library

Education

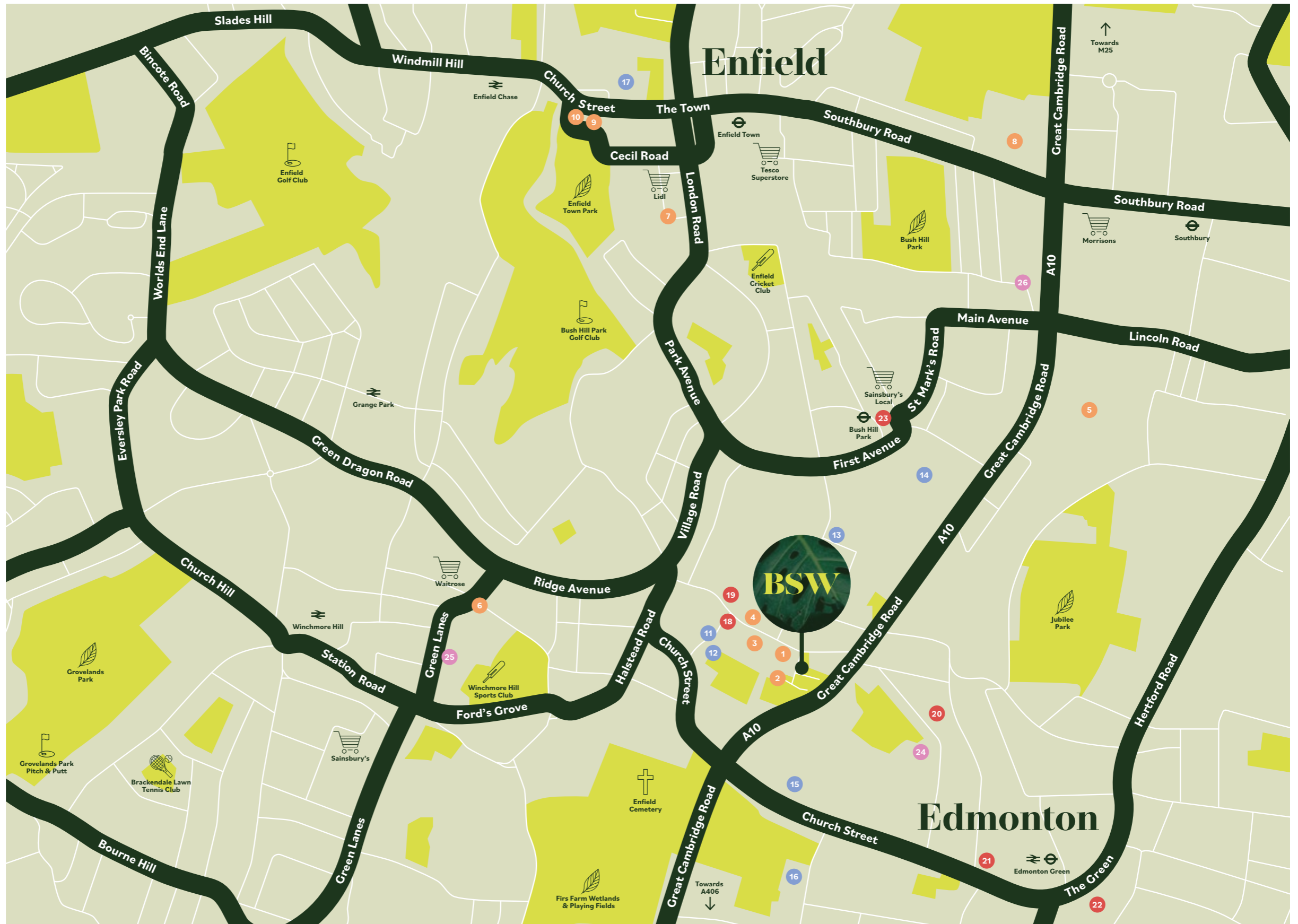
- 11 The Edmonton Community Partnership
- 12 Edmonton County School
- 13 Raglan Junior & Infant School
- 14 Churchfield Primary School
- 15 Starks Field Primary School
- 16 The Latymer School
- 17 Enfield Grammar School (Upper)

Pubs

- 18 The Beehive
- 19 The Stag & Hounds
- 20 The Rising Sun Public House
- 21 The Lamb
- 22 Railway Tavern
- 23 Bush Hill Park Pub

Healthcare

- 24 Bush Hill Park Medical Practice
- 25 Winchmore Hill Doctor's Practice
- 26 Lincoln Road Medical Practice



This map is hand drawn and is therefore not to scale and is intended for indicative purposes only. Not all amenities are shown.

London is right around the corner

Journey's into the city in under 30 minutes

Bury Street West is perfectly located for travelling in and out of the capital, meaning traveling to work and heading out to socialise with friends can be done in no time at all.

Journeys to Liverpool Street from Bush Hill take approximately 30 minutes utilising the London Overground service. National Rail stations such as King's Cross, Waterloo and London Victoria are all accessible in under 45 minutes meaning nationwide travel options are endless.

Trains aren't your only option of transport from your home. Hop in the car, jump on the bike or take a ride on one the many buses around the borough offering you great connectivity.

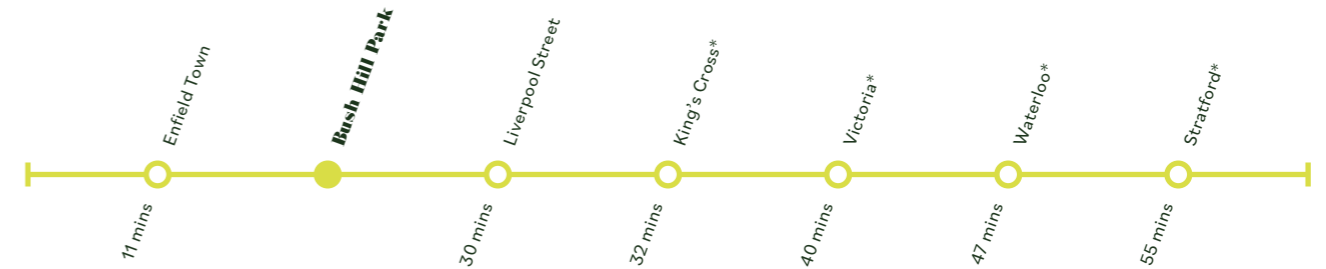


Car travel times are taken from Google Maps based on the distance from the Bury Street West show home. Train & bus travel times are taken from TFL Journey Planner and are based on journeys from Bush Hill Station. All times are estimates.

TRAIN

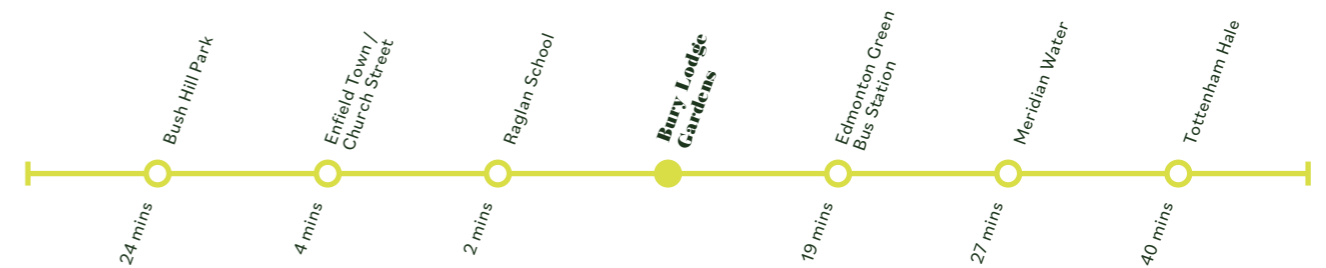
Bush Hill Park Station is only a 14 minute walk away offering the London Overground service. Edmonton Green Station is a short drive, also offering London Overground Services.

*These stations require changing to the London Underground during the journey.



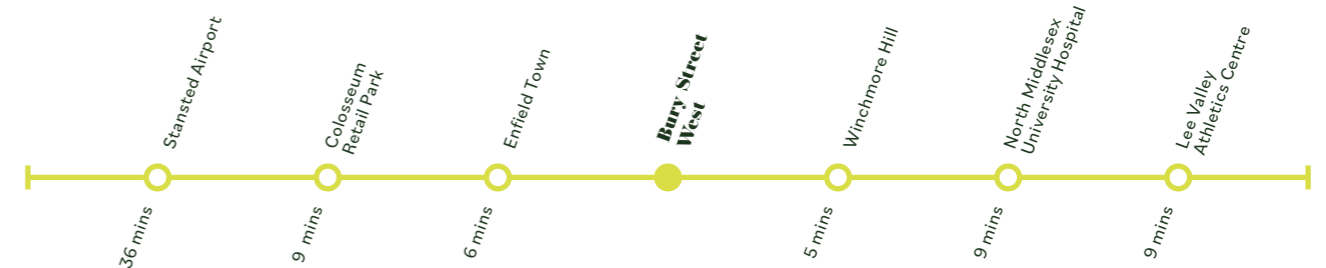
BUS

Enfield has 14 bus routes covering around 50 bus stops. Your closest stop is Bury Lodge Gardens (under a 5 minute walk) offering the 192 bus service which covers Enfield through to Edmonton Green (for access to the National Rail station) and finally Tottenham Hale.



CAR

Bury Street West is extremely accessible by car with the development being located just off the A10 (Great Cambridge Road), with the A406 turn off shortly after to the South. The M25 in the other direction is a 7 mile drive.





Computer generated illustration is indicative only

Sayersbury Way

N



Site plan

House Types

- 2 Bedroom Houses
- 3 Bedroom Houses
- 4 Bedroom Houses
- Unavailable Properties

Other

- Bin Stores
- Bike Stores
- Parking Spaces

This site plan is for illustrative purposes only. The landscaping, building design, boundaries and positions of roads and footpaths and other facilities or amenities may change as the development proceeds. November 2022. Please speak to our Sales Consultant for further information.



Edited showhome photography is indicative only.

Specification & Floorplans

Comforting living spaces

These homes offer a carefully considered specification designed around 21st Century living.

With brand name appliances, an abundance of storage and large windows to allow a flow of natural light.





Edited showhome photography is indicative only.

Kitchen

- Platinum gloss kitchens with white Caesarstone worktops and matching upstands
- Glass splashback behind hob
- LED under unit lighting
- 1.5 bowl undermounted stainless steel sink with chrome mixer tap
- Bosch integrated electric oven and hob
- Smeg or AEG canopy cooker hood
- Integrated Zanussi fridge freezer
- Zanussi integrated dishwasher
- Zanussi integrated washer / dryer when located in kitchen or standalone washer dryer in store cupboard

General

- Ceilings, architraves, and skirtings painted white
- Walls painted in white
- White flush internal doors with satin stainless steel ironmongery
- Heating via white contemporary radiators
- 10 Year NHBC warranty

Flooring

- Amtico flooring to hall, living areas, kitchen and storage areas
- Large format ceramic tiling to bathrooms and en suites
- Carpets to stairs, landing and bedrooms

Bathroom & En suite

- Contemporary white bathroom suite comprising bath (to main bathroom), WC with soft close seat, semi recessed basin with Hansgrohe chrome mixer tap
- Vanity counter top and under basin recessed box with matching bath panel
- Large mirror to wall
- Chrome flush plate
- Hansgrohe chrome thermostatic shower mixer and bath tap
- Double hinged folding glass shower screen to main bathroom
- Pivot or sliding glass shower enclosure door to en suite
- Large format wall tiling to bath and tiled upstand
- Heated chrome towel rail



Electrical

- Pendant lighting to bedrooms, hallway and landing
- Downlights to bathroom and kitchen
- White sockets and switches throughout
- Mixed media outlet to living room and all bedrooms
- Smoke and heat detectors
- TVTel audio/video door entry system
- Shaver socket to bathroom

Outside Space

- External bin store
- External bike store
- Parking per plot



The specification details contained in this brochure are correct at the date of print but may vary as building work progresses. The specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. November 2022. Internal CGI's are indicative only. Edited showhome photography is indicative only.



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The Rose Collection

Two Bedroom

Plots

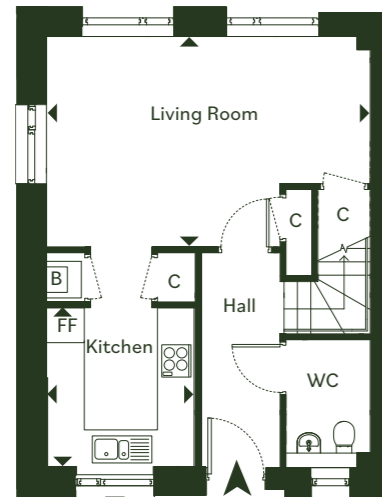


Total Area: 82.6 SQ/M 889 SQ/FT

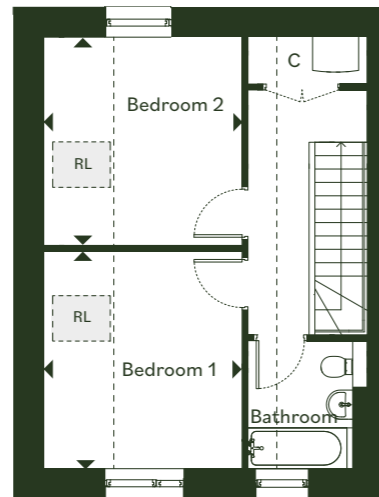
Dimensions

Living / Dining Room	5.57m x 3.62m	18' 2" x 11' 10"
Kitchen	3.70m x 2.56m	12' 3" x 8' 4"
Bedroom 1	3.74m x 3.42m	12' 2" x 11' 2"
Bedroom 2	3.58m x 3.42m	11' 8" x 11' 2"

Ground Floor



First Floor



►: Depicts measurement points
FF: Fridge Freezer **C:** Cupboard **RL:** Rooflight **WC:** Water Closet

Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of contract or warranty. They are not intended to be used for carpet sizes, appliance size or items of furniture. All details correct at time of going to print. Plans and dimensions are indicative only and representative of build product.

The Orchid Collection

Two Bedroom

Plots

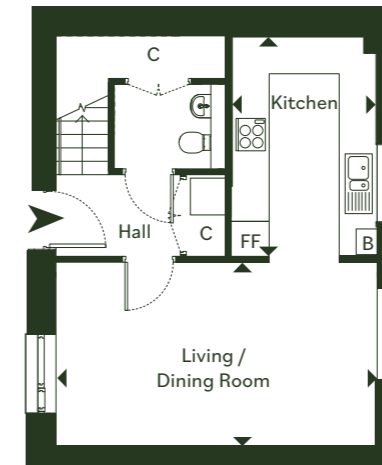


Total Area: 77.4 SQ/M 833 SQ/FT

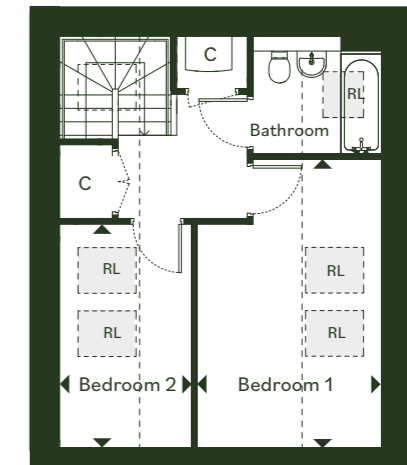
Dimensions

Living / Dining Room	5.50m x 3.15m	18' 0" x 10' 4"
Kitchen	3.78m x 2.50m	12' 5" x 8' 2"
Bedroom 1	4.93m x 3.15m	12' 6" x 10' 4"
Bedroom 2	3.82m x 2.25m	12' 6" x 7' 4"

Ground Floor



First Floor



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The Lily Collection

Three Bedroom

Plots

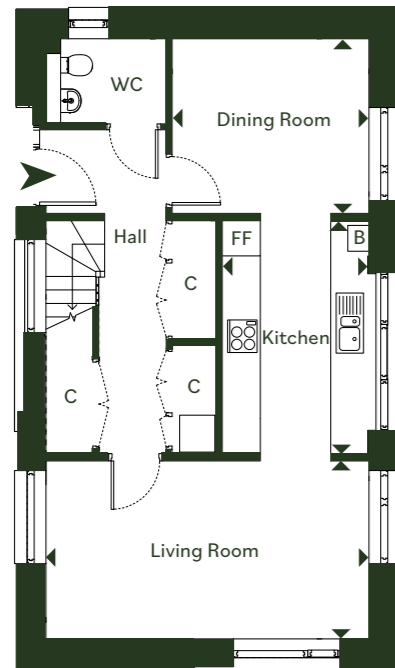


Total Area: 112.6 SQ/M 1,212 SQ/FT

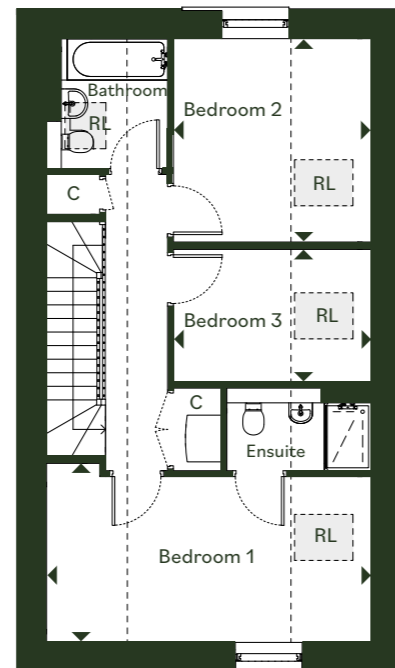
Dimensions

Living Room	5.50m x 3.03m	18' 0" x 9' 11"
Dining Room	3.35m x 2.97m	10' 11" x 9' 8"
Kitchen	3.97m x 2.50m	13' 0" x 8' 2"
Bedroom 1	5.50m x 2.80m	18' 0" x 9' 2"
Bedroom 2	3.44m x 3.35m	11' 3" x 10' 11"
Bedroom 3	3.35m x 2.25m	10' 11" x 7' 4"

Ground Floor



First Floor



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The Walnut Collection

Three Bedroom

Plots

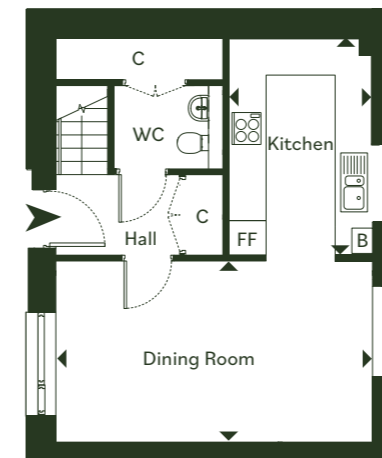


Total Area: 116.2 SQ/M 1,250 SQ/FT

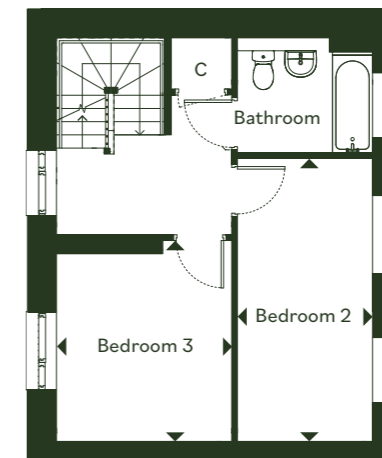
Dimensions

Living / Dining Room	5.50m x 3.15m	18' 0" x 10' 4"
Kitchen	3.78m x 2.50m	11' 0" x 8' 2"
Bedroom 1	5.53m x 5.50m	18' 1" x 18' 0"
Bedroom 2	4.93m x 2.35m	16' 2" x 7' 8"
Bedroom 3	3.50m x 3.05m	11' 5" x 10' 0"

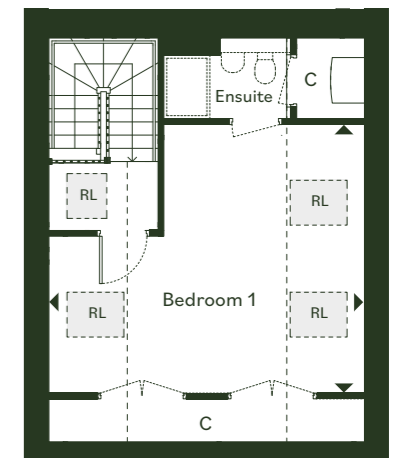
Ground Floor



First Floor



Second Floor



►: Depicts measurement points
FF: Fridge Freezer **C:** Cupboard **RL:** Rooflight **WC:** Water Closet

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The Mulberry Collection

Four Bedroom

Plots

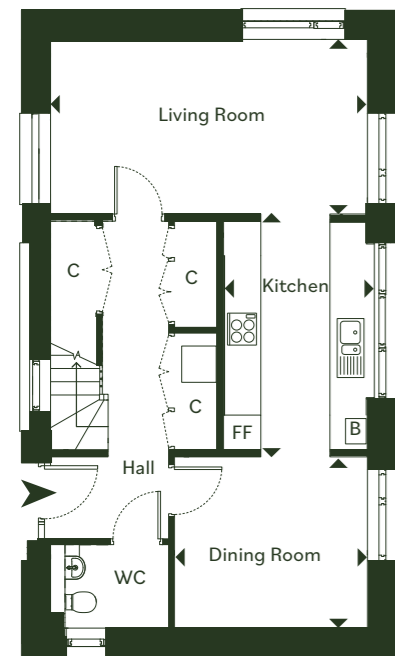


Total Area: 152.2 SQ/M 1,638 SQ/FT

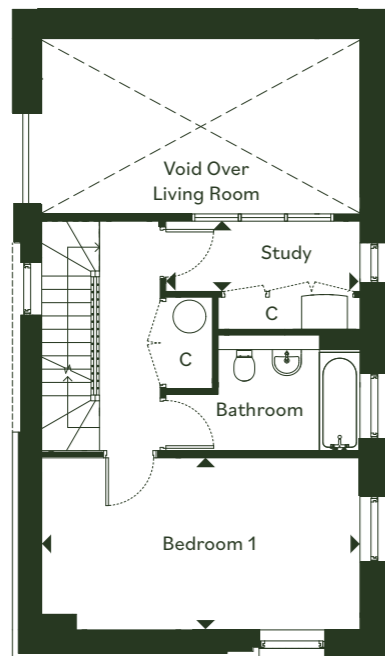
Dimensions

Living Room	5.50m x 3.03m	18' 0" x 9' 11"
Dining Room	3.35m x 2.98m	10' 11" x 9' 8"
Kitchen	4.22m x 2.50m	13' 10" x 8' 2"
Bedroom 1	5.50m x 2.98m	18' 0" x 9' 8"
Bedroom 2	5.50m x 3.03m	18' 0" x 9' 11"
Bedroom 3	4.04m x 3.35m	13' 3" x 10' 11"
Bedroom 4	3.35m x 2.69m	10' 11" x 8' 9"
Study	3.35m x 1.22m	10' 11" x 3' 11"

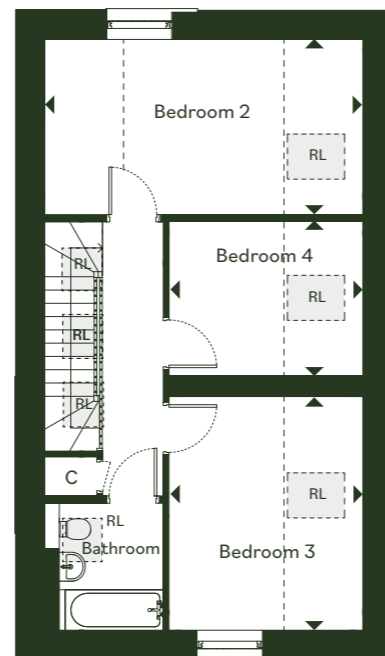
Ground Floor



First Floor



Second Floor



►: Depicts measurement points
 FF: Fridge Freezer C: Cupboard RL: Rooflight WC: Water Closet

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The Wisteria Collection

Four Bedroom

Plot

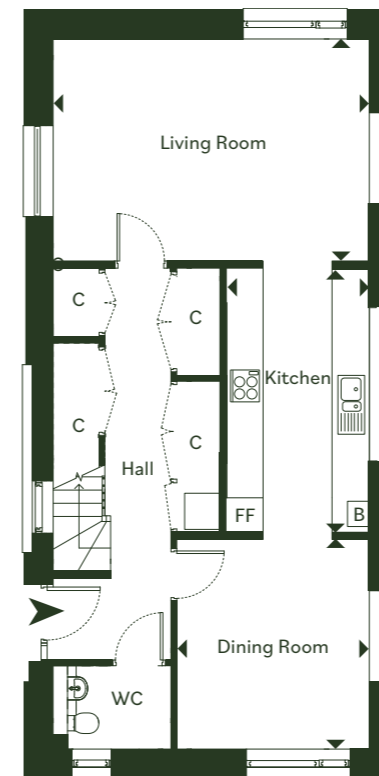


Total Area: 183.0 SQ/M 1,969 SQ/FT

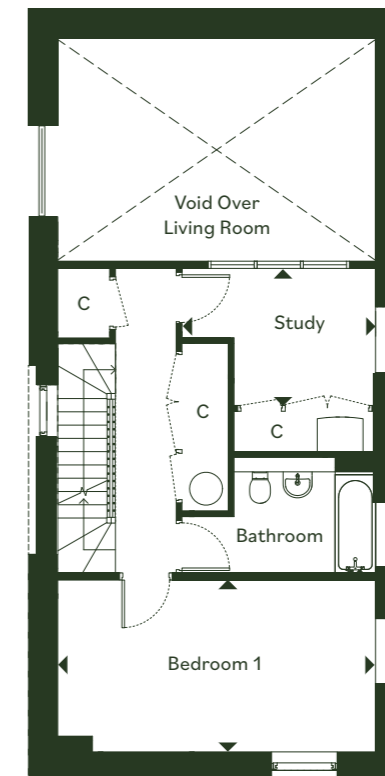
Dimensions

Living Room	5.50m x 3.87m	18' 0" x 12' 7"
Dining Room	3.65m x 3.35m	11' 11" x 10' 11"
Kitchen	4.72m x 2.50m	15' 5" x 8' 2"
Bedroom 1	5.50m x 2.97m	18' 0" x 9' 8"
Bedroom 2	5.50m x 3.87m	18' 0" x 12' 7"
Bedroom 3	4.08m x 3.35m	13' 4" x 10' 11"
Bedroom 4	3.97m x 3.35m	13' 0" x 10' 11"
Study	3.35m x 2.37m	10' 11" x 10' 0"

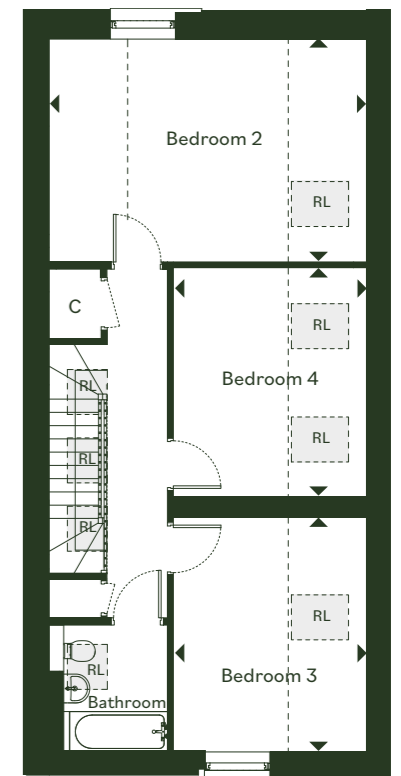
Ground Floor



First Floor



Second Floor



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About Enfield



Enfield Council has committed to an ambitious building programme - investing £1billion in more and better homes in response to the national housing crisis. Our target is to deliver 3,500 new homes across the borough.

Bury street West forms part of this offering, delivering 25 private sale homes and 25 London affordable rent homes to the former depot site.

The surrounding area is urban, but the development site lies within a pocket of open green space, including a park, wetland nature reserve and bowls club.

Given the setting, the homes have been designed with simple barn like structures. Towards the south of the site, next to Salmon's Brook and the wetland, will be a large natural meadow seeded and left to colonise with native plants and animals. This will act as a buffer to protect the wildlife of the brook and wetland. Within the meadow will be areas of natural play for children.

Architect: Karakusevic Carson Architects

Contractor: Hill Partnerships Ltd



Bury Street West is the proud winner of **Best Development - Rural/Suburban** at the Inside Housing Development Awards 2022

Selling Agent

Developer



The information in this brochure is indicative and intended to serve only as a guide to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGIs) used in this brochure are for illustrative purposes. External CGIs produced by Karakusevic Carson Architects. They are not intended to provide an actual forecast or impression of the measurements, dimensions, layout, placement, context and/or finishes of the buildings, premises or landscaping. They should not be relied upon as true or accurate. This information does not constitute a contract or warranty. Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Bury Street West is a marketing name and does not form part of the approved postal address. All information is believed to be correct at the time of going to print November 2022. Please speak to our Sales Consultant for further information.

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