



MONTMORENCY
PARK
N11

Wallingford

1, 2, 3 & 4 bedroom Apartments and Duplex Apartments



MONTMORENCY PARK

Start your story at the Wallingford, Montmorency Park

This stunning development of luxurious new homes in New Southgate takes its name from a fox-terrier called Montmorency, the true hero of the book *Three Men in a Boat* - each phase is named after one of the towns and villages they stopped at along the way.

Montmorency Park is perfectly located just a short walk from New Southgate mainline, where in just 3 minutes you could be taking a stroll around the beautiful Alexander Palace, or grab a coffee at the nearby Costa and jump on the underground at Arnos Grove. In 25 minutes you could be enjoying the restaurants and shops in Covent Garden or catching the latest film at one of the many cinemas in Leicester Square.

The Wallingford, at Montmorency Park, is situated on the South Western side of the development and comprises 1, 2, 3 & 4 bedroom apartments. Beautifully designed modern homes that would make the perfect home.

From spacious layouts and the latest fixtures and fittings, to balconies or terraces to each apartment. Every detail is designed to make you feel right at home. Fully fitted kitchens feature gloss cabinets and units with composite stone worktops and an impressive range of state-of-the-art appliances.

While highly contemporary bathrooms feature full height tiling and co-ordinating floor tiles. Even walking around your apartment is a joy, with practical and beautiful wood-effect flooring to kitchen, living, dining and hallway areas, plus luxurious carpets underfoot in bedrooms.

All homes at Montmorency Park have the most efficient and ecofriendly heating and cooling systems, plus lighting and electrics that don't disappoint. There's recessed LED down lights to reception, kitchen, hallway and bathrooms, plus wiring for Sky/Sky + to both living room and master bedroom.

Security is, of course, a priority, with the Wallingford featuring a video/audio security door entrance system, plus communal doors are fully automated via key fob.



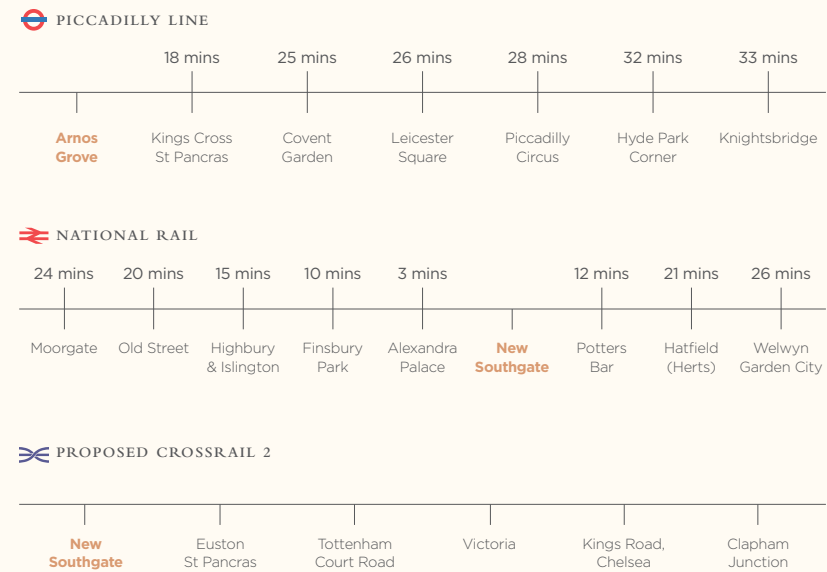
Indicative computer generated image of The Wallingford



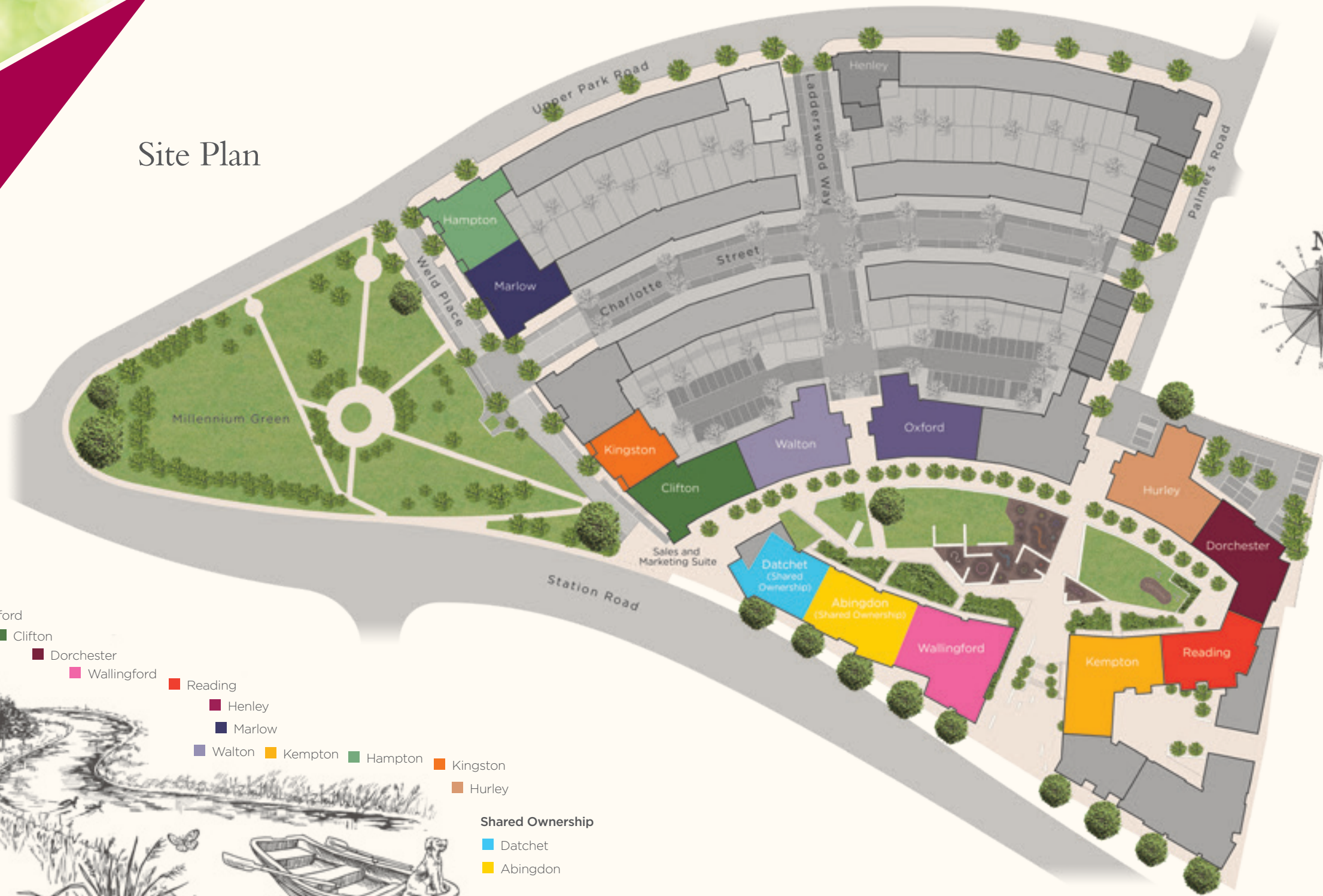
Your story starts just 25 minutes from Central London

London boasts one of the most sophisticated transport networks in the world and with the introduction of the new Crossrail hub it's set to get even better. Whether you're commuting to the city by train or tube, strolling to the shops or flying further afield, Montmorency Park's enviable location just 25 minutes to the M25 and 45 minutes to Heathrow Airport, caters for both business and leisure travelling.

With more and more cycle lanes across the city, you'll also have the healthy option of jumping on your bicycle to explore the local parks and nearby attractions. Or perhaps you'd prefer to hop in the car and head out to the Hertfordshire countryside where you can meander around the country lanes and nature trails. At Montmorency Park it's all about a life of convenience and easy access to the location of your choice. The hardest decision you'll have to make is where to next...?



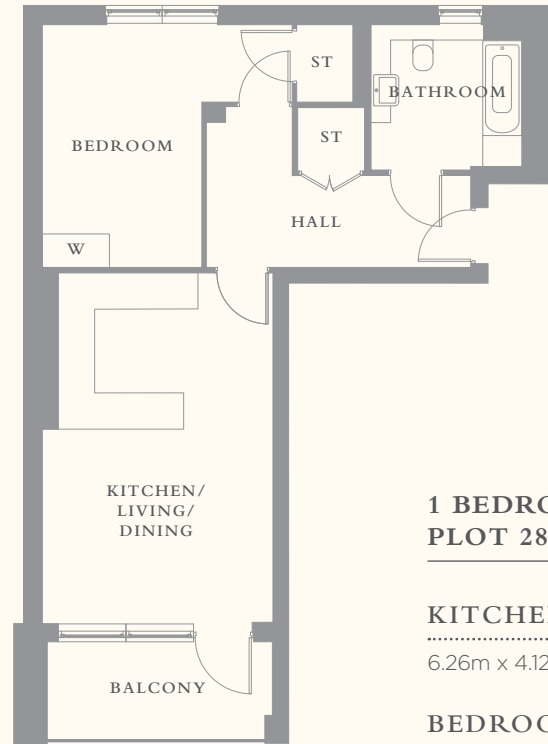
Site Plan



KEY

- Oxford
- Clifton
- Dorchester
- Wallingford
- Reading
- Henley
- Marlow
- Walton
- Kempton
- Hampton
- Kingston
- Hurley
- Shared Ownership**
- Datchet
- Abingdon





7th floor - Plot 28

**1 BEDROOM APARTMENT
PLOT 28**

KITCHEN/LIVING/DINING

6.26m x 4.12m 20'6" x 13'6"

BEDROOM

4.47m* x 4.36m 14'8"* x 14'4"

BATHROOM

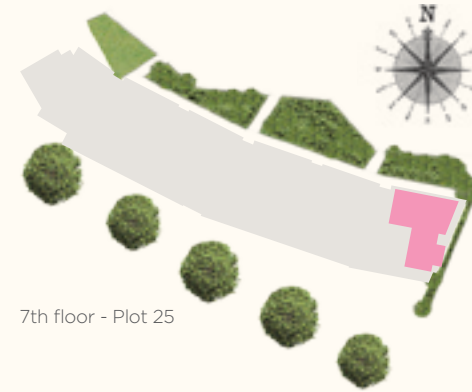
2.70m x 2.60m 8'10" x 8'6"

TOTAL AREA

62 sq m 667 sq ft

BALCONY

4.03m x 1.83m 13'3" x 6'0"



7th floor - Plot 25

**1 BEDROOM APARTMENT
PLOT 25**

KITCHEN/LIVING/DINING

6.25m x 4.15m 20'6" x 13'7"

BEDROOM

4.29m* x 3.54m* 14'1"* x 12'7"*

BATHROOM

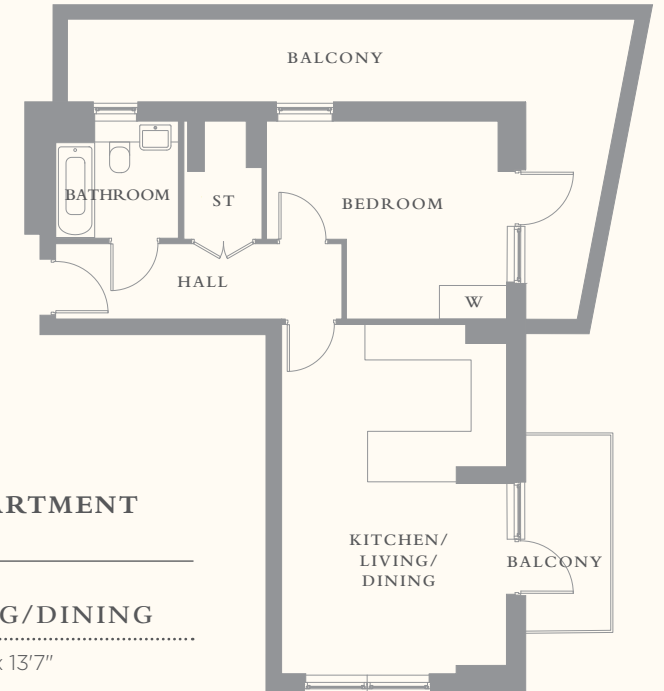
2.15m x 1.65m 7'1" x 5'5"

TOTAL AREA

53 sq m 570 sq ft

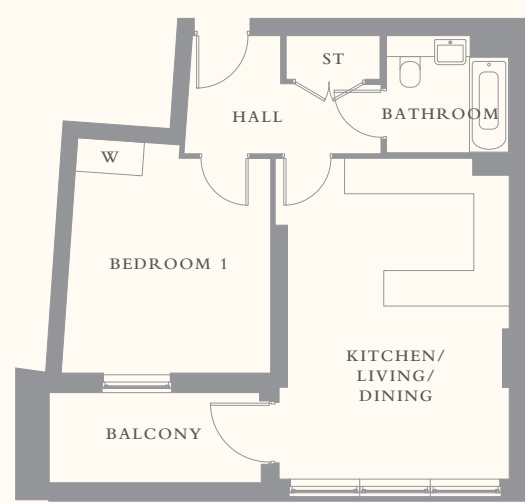
BALCONY

3.23m x 1.32m 10'7" x 4'4"





- 2nd floor - Plot 6
- 3rd floor - Plot 10
- 4th floor - Plot 14
- 5th floor - Plot 18
- 6th floor - Plot 22
- 7th floor - Plot 26



**1 BEDROOM APARTMENT
PLOTS 6, 10, 14, 18, 22, 26**

KITCHEN/LIVING/DINING

5.87m x 3.88m 19'3" x 12'9"

BEDROOM

4.15m* x 3.62m* 13'7"* x 11'10"*

BATHROOM

2.18m x 2.10m 7'2" x 6'11"

TOTAL AREA

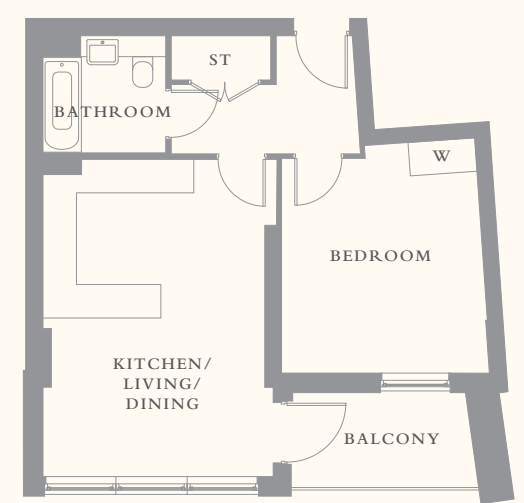
51 sq m 548 sq ft

TERRACE

3.80m x 1.61m 12'5" x 5'3"



- 2nd floor - Plot 7
- 3rd floor - Plot 11
- 4th floor - Plot 15
- 5th floor - Plot 19
- 6th floor - Plot 23
- 7th floor - Plot 27



**1 BEDROOM APARTMENT
PLOTS 7, 11, 15, 19, 23, 27**

KITCHEN/LIVING/DINING

5.85m x 3.82m 19'2" x 12'6"

BEDROOM

4.19m* x 3.62m* 13'9"* x 12'10"*

BATHROOM

2.10m x 2.10m 6'11" x 6'11"

TOTAL AREA

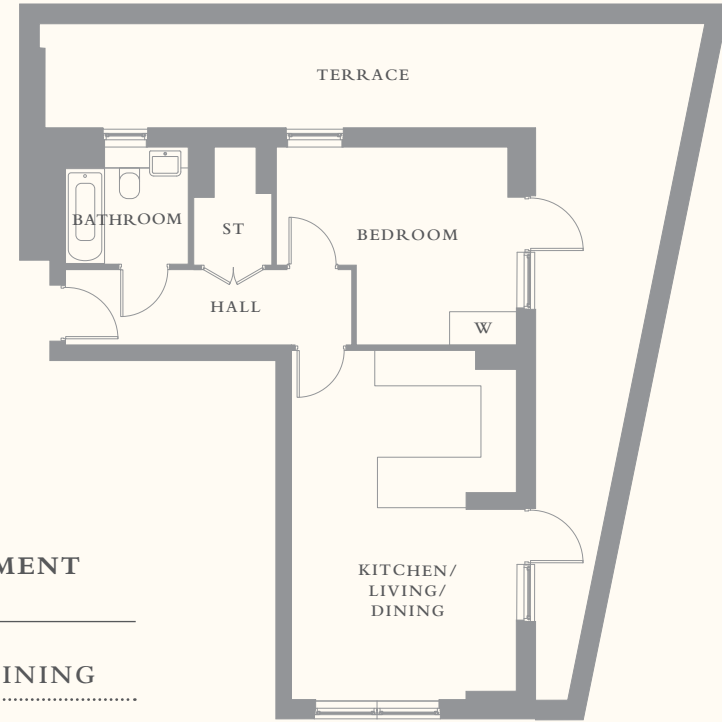
51 sq m 548 sq ft

BALCONY

3.32m x 1.74m 10'11" x 5'8"



6th floor - Plot 21



**1 BEDROOM APARTMENT
PLOT 21**

KITCHEN/LIVING/DINING

6.20m x 4.16m 20'4" x 13'8"

BEDROOM

4.17m* x 3.54m* 13'8"* x 12'7"*

BATHROOM

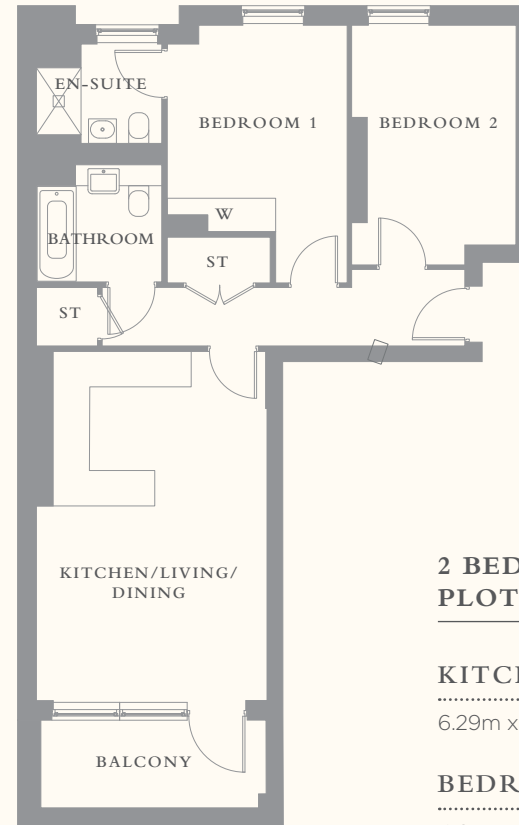
2.20m x 2.10m 7'2" x 6'11"

TOTAL AREA

53 sq m 570 sq ft

TERRACE

11.80m* x 2.10m* 31'8"* x 6'11"*



1st floor - Plot 4*
2nd floor - Plot 8
3rd floor - Plot 12
4th floor - Plot 16
5th floor - Plot 20
6th floor - Plot 24
*terrace to Plot 4



**2 BEDROOM APARTMENT
PLOTS 4, 8, 12, 16, 22, 24**

KITCHEN/LIVING/DINING

6.29m x 4.13m 20'8" x 13'6"

BEDROOM 1

4.65m* x 3.22m* 15'3"* x 10'7"*

BEDROOM 2

4.29m* x 2.94m* 14'1"* x 9'8"*

BATHROOM

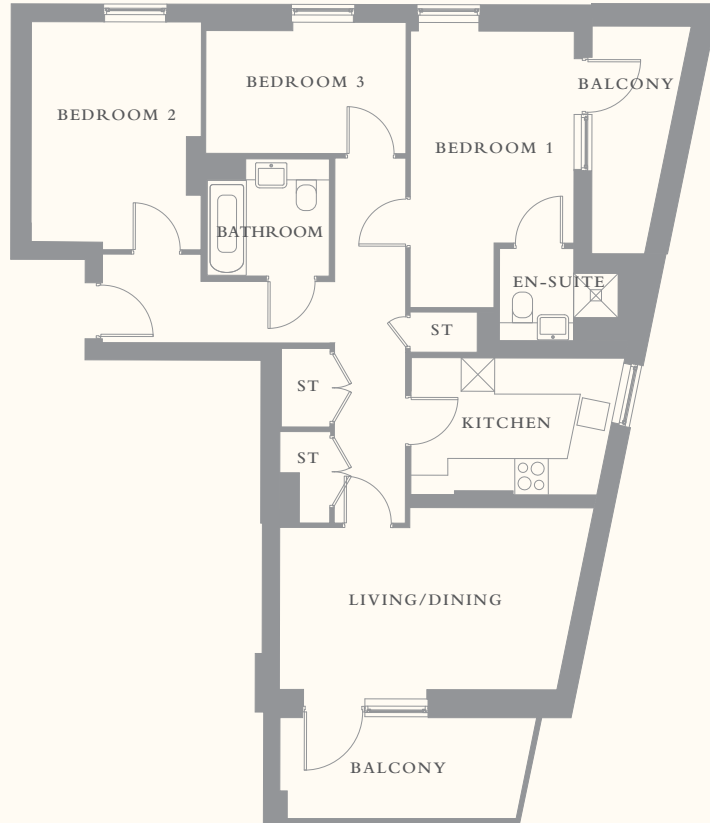
2.23m x 2.10m 7'4" x 6'11"

TOTAL AREA

74 sq m 796 sq ft

BALCONY

4.00m x 1.57m 13'1" x 5'2"



1st floor - Plot 3*
 2nd floor - Plot 5
 3rd floor - Plot 9
 4th floor - Plot 13
 5th floor - Plot 17
 *terrace to Plot 3

**3 BEDROOM APARTMENT
 PLOTS 3, 5, 9, 13, 17**

KITCHEN	.....
3.47m x 2.45m	12'4" x 8'10"	
LIVING/DINING	.....
5.41m* x 3.54m*	17'9"* x 12'17"*	
BEDROOM 1	.....
5.09m* x 2.93m*	16'8"* x 9'7"*	
BEDROOM 2	.....
4.08m* x 3.03m*	13'5"* x 9'11"*	
BEDROOM 3	.....
3.58m x 2.19m	12'9" x 7'2"	
BATHROOM	.....
2.18m x 2.10m	7'2" x 6'11"	
TOTAL AREA	.....
90 sq m	968 sq ft	
BALCONY	.....
4.34m x 1.81m	14'3" x 5'11"	

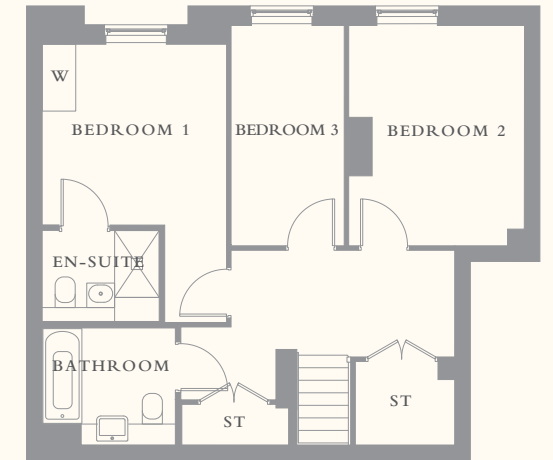


1st floor - Plot 2

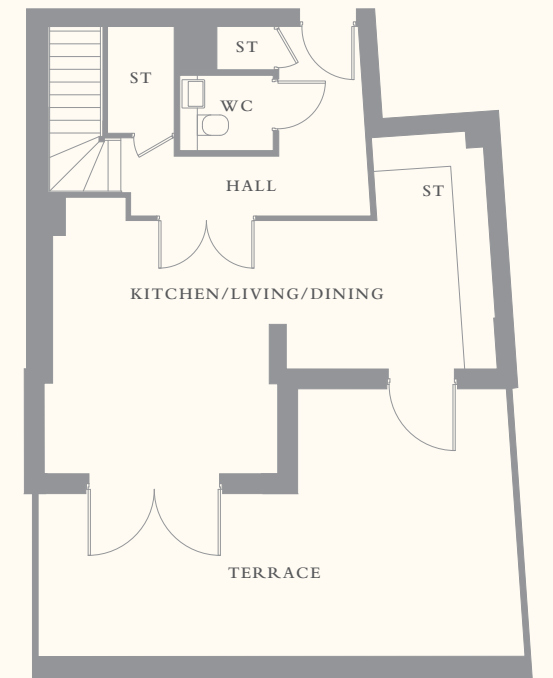
Ground floor - Plot 2

**3 BEDROOM APARTMENT
 PLOT 2**

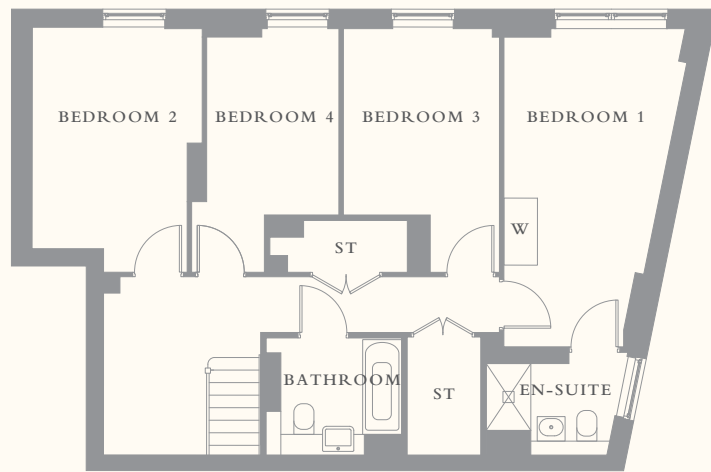
KITCHEN/LIVING/DINING	.....
7.78m* x 4.67m*	25'6"* x 15'4"*	
BEDROOM 1	.....
4.99m* x 3.32m*	16'4"* x 10'11"*	
BEDROOM 2	.....
3.95m x 3.16m	12'11" x 10'4"	
BEDROOM 3	.....
3.95m x 2.03m	12'11" x 6'8"	
BATHROOM	.....
2.37m x 1.72m	7'9" x 5'8"	
TOTAL AREA	.....
106 sq m	1140 sq ft	
TERRACE	.....
7.92m* x 4.42m*	16'0"* x 14'6"*	



1st floor - Plot 2



Ground floor - Plot 2

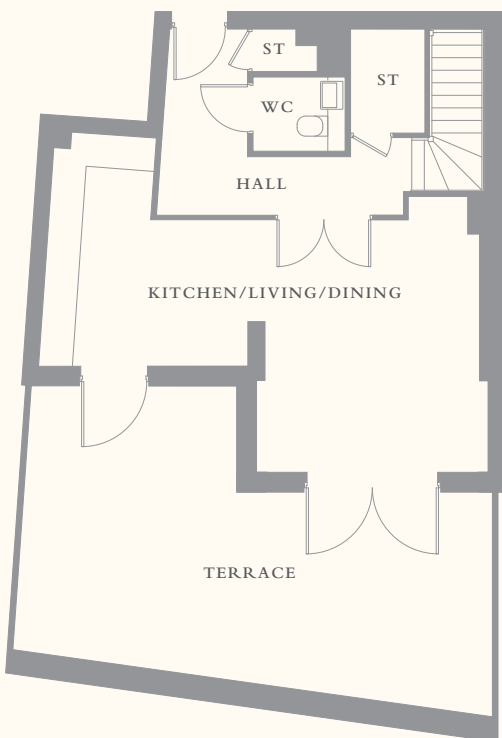


Ground floor - Plot 1



1st floor - Plot 1

Ground floor - Plot 1



1st floor - Plot 1

4 BEDROOM APARTMENT PLOT 1

KITCHEN/LIVING/DINING

7.77m* x 4.65m* 25'6"* x 15'3"*

BEDROOM 1

5.70m* x 2.95m* 18'8"* x 9'8"*

BEDROOM 2

4.37m* x 2.78m 14'4"* x 9'1"

BEDROOM 3

4.37m* x 2.80m* 14'4"* x 9'2"*

BEDROOM 4

3.34m* x 2.37m* 10'11"* x 7'4"*

BATHROOM

1.73m x 1.46m 5'8" x 4'9"

TOTAL AREA

126 sq m 1356 sq ft

TERRACE

8.01m x 4.81m 16'3" x 15'9"



Specification

KITCHENS

- Fully fitted gloss finish handleless kitchens including soft close drawers
- Composite silestone worktops with upstands
- Silestone splash back to hob area
- Under mounted stainless steel sink with mixer tap
- Integrated brushed steel fan assisted electric oven with frameless ceramic hob and integrated extractor
- Integrated dishwasher
- Integrated full height fridge freezer
- Integrated washing machine
- Task lighting under wall units

BATHROOMS & EN-SUITES

- Contemporary white sanitary-ware
- Chrome heated towel rail
- Low profile shower tray with glass sliding door
- Glass bath screen
- Basin incorporating vanity unit
- Half height tiling to bathroom and en-suite with co-ordinating floor tiles
- Mirror above sink

FLOORING

- Luxury vinyl flooring to kitchen, living, dining area and hallway
- Carpets to bedrooms

SECURITY

- Video / audio security door entrance system
- Apartment entry doors with multi point locking
- Communal doors fully automated via key fob to include bike and bin stores

ELECTRICAL / LIGHTING

- Recessed LED down lights to reception, kitchen, hallway and bathrooms
- Pendant lighting to bedrooms
- External lighting to terraces and balconies
- Wiring for Sky/Sky + to living room and master bedroom (subject to individual purchaser subscription)
- High level wall mounted TV positions to most master bedrooms

HEATING & COOLING

- MVHR extract ventilation system
- Danfoss heating system with programmable thermostat

GENERAL

- Stainless steel door handles and fittings to internal doors
- Feature stepped skirting
- Feature stepped architrave
- Fitted wardrobes with fitted shelving to master bedroom
- Resident lift to all floors
- Wireless door bell
- Sprinkler system to individual apartments
- Balconies or terraces to all apartments (external finish varies across development)
- Communal entrance areas include feature tiled walls and feature floor up lighting
- Individual residents post boxes with security key to communal entrance areas
- Limited car parking available to some 2 & 3 bedroom apartments

**Ceiling heights may vary across plots*



MONTMORENCY PARK

N 11



Montmorency Park, Station Road, New Southgate N11 1FQ

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montmorencypark.co.uk

Developer



One Housing

Selling Agents



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