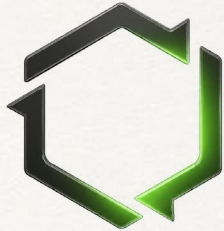


Z E R 

B A R N E T



ZERO

Just 4 Precision-engineered Luxury Homes

At a time when rising living costs, unprecedented utility prices, and continued global uncertainty around fuel have become part of everyday life, the need for a more intelligent way of living has never been greater.

Zero, Barnet challenges this accepted “**new norm**” and introduces a new standard of living. One that rethinks not only the way homes are constructed, but also the way they are lived in and experienced for years to come.

Comprising just 4 exceptional new residences, Zero Barnet has been conceived with the utmost precision. Beneath its elegant and timeless exterior lies a home that has been scientifically engineered using the latest methods of construction, resulting in one of the most efficient and forward-thinking homes currently available on the UK market.

With estimated utility costs of approximately **£400 per year**, an EPC rating of A, PV panels with battery storage, air source heat pumps, and mechanical ventilation with heat recovery - Zero represents a proven and progressive approach to modern housebuilding; delivering remarkable efficiency without compromise.

Yet performance alone is never enough.

To ensure that luxury remains at the heart of the development, the developers have worked in collaboration with interior designers to meticulously curate every internal finish, material, and design detail. The result is a seamless balance between advanced sustainability and understated opulence. Combining intelligent living with beautifully considered Scandinavian-inspired interiors.

Behind its traditional exterior, a Zero home is designed for the future, combining advanced construction methods with lasting performance and everyday comfort.



Smart by design.

At first glance, a Zero home feels familiar, with timeless proportions, solid materials and a refined, brick-built presence that sits comfortably within its surroundings.

Look closer, and you begin to understand that beneath this traditional exterior lies something far more advanced.

Zero homes are built using Structural Insulated Panels (SIPs), a modern construction system engineered for performance, precision and long-term durability.

Each panel is manufactured off-site and assembled with exacting accuracy, creating a highly insulated, airtight structure that performs consistently over time.

Timeless on the outside,
forward-thinking within.



Energy Efficiency, Redefined

At the core of every home is a continuous layer of insulation, carefully designed to minimise heat loss and improve overall energy performance.

The structure works quietly in the background, maintaining a stable internal temperature throughout the year, reducing the need for constant heating or cooling.

This results in lower energy consumption, reduced running costs and a more sustainable way of living.

Performance isn't something added later, it is built into the fabric of the home itself.



Comfort Without Compromise

What you don't immediately see is often what you feel the most, and in a Zero home that feeling is one of balance, calm and consistency.

SIP construction removes drafts and sudden temperature changes, allowing each space to maintain a steady, comfortable environment throughout the day and across the seasons.

Warm in winter, cool in summer, and naturally quieter due to the integrity of the structure.

A home designed to feel effortless to live in, every single day.



Engineered Strength

Beneath the surface, the SIP system forms a solid, load-bearing shell that enhances the strength of the entire building.

Each panel connects to the next with precision, creating a unified structural envelope that is designed to perform reliably over the long term.

This method of construction delivers a level of rigidity and durability that traditional approaches often struggle to achieve.

Invisible engineering, providing visible confidence in how the home is built.



Precision Construction

Every element of the structure is manufactured off-site using advanced technology and exact measurements, ensuring a level of accuracy that is difficult to replicate through traditional building methods.

This controlled process leads to higher build quality, significantly less material waste and a consistency that carries through every stage of construction.

Precision is not a finishing detail, but a principle embedded from the very beginning.

A more intelligent, streamlined approach to modern construction.



Sustainable Future

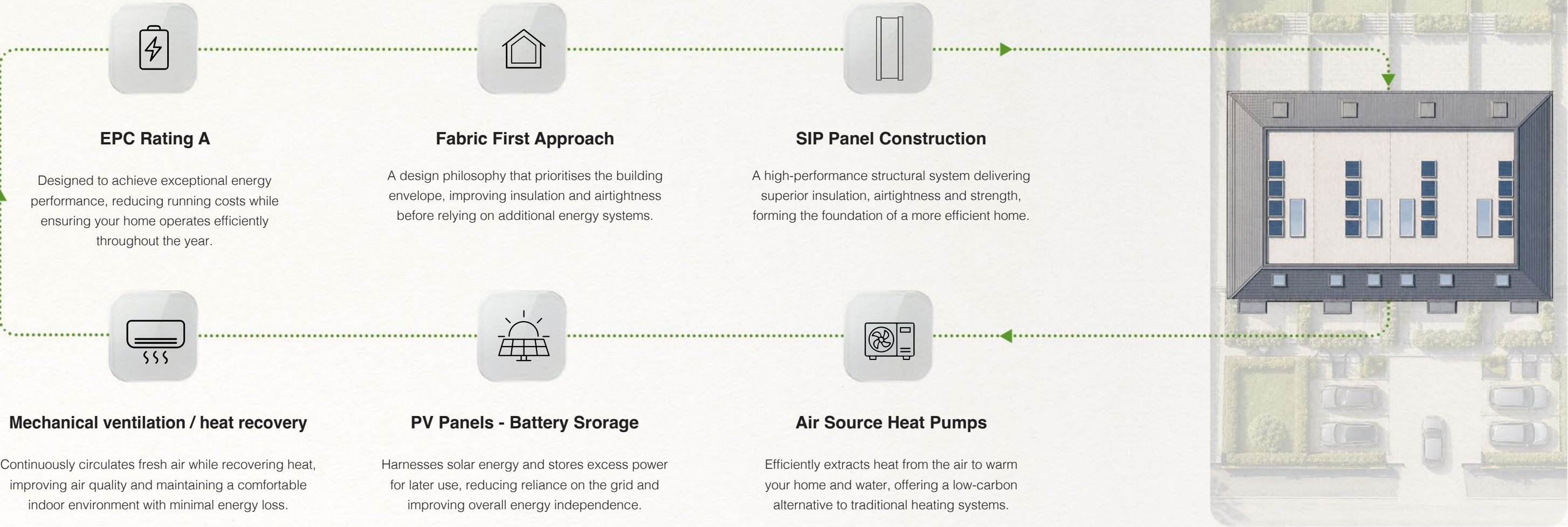
With high-performance insulation at its core, a Zero home requires less energy to heat and cool, helping to reduce both environmental impact and long-term energy demand.

This results in a lower carbon footprint and a more responsible approach to modern living, without compromising on comfort or quality.

Efficiency is considered at every stage, from material choice through to construction.



Intelligent & Self Sustaining



Long-term Savings

£400

Running Cost Per year

with estimated annual energy bills of around £400, compared to a typical 4 bedroom home, offering substantial long-term financial savings.

Average

£4500

Energy cost per annum in a traditional 4 bedroom home.

25 Year Term

£160,000+

Longterm saving over a 25 years period.



**Period-inspired in appearance,
yet exceptional in how it
performs over time.**

Ultra efficient



Second Floor

Ground Floor

room	mm
01 Entrance Lobby	5425 x 2000
02 Family Room	5425 x 2975
03 Kitchen/Diner	7110 x 5030
04 Utility	1830 x 1460
05 WC	1830 x 1480

First Floor

room	mm
06 Bedroom 01	3750 x 3040
07 Ensuite	2430 x 1995
08 Dressing Area	2193 x 3040
09 Bedroom 02	5015 x 5125
10 Ensuite	2000 x 3040

Secont Floor

room	mm
11 Bedroom 03	4145 x 4325
12 Jack'n'Jill Ensuite	2000 x 2250
13 Bedroom 04	5170 x 4325
14 Eaves Storage	

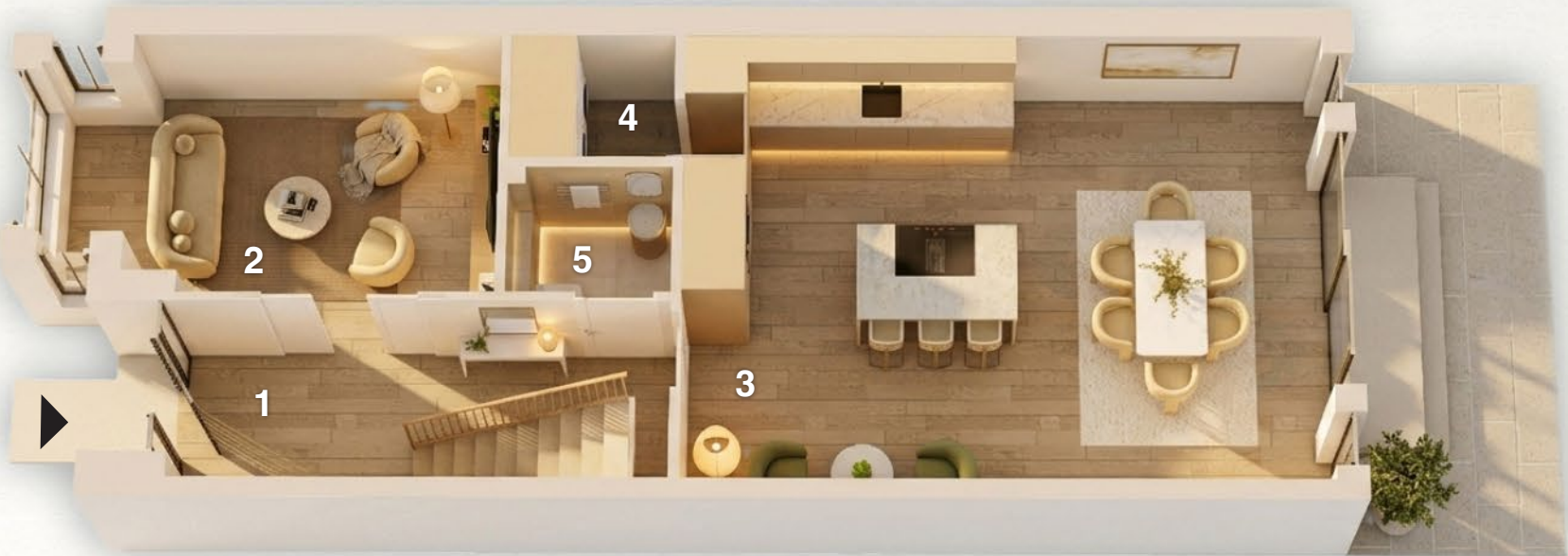
House 01 & 04

Floorplan shown is for House 01. House 04 is a mirrored version of this layout.

4 Bedroom / 3 Bathrooms
188 Sq M / 2025 Sq Ft



First Floor



Ground Floor



Site Map





Second Floor

Ground Floor

room	mm
01 Entrance Lobby	5425 x 1985
02 Family Room	5425 x 2975
03 Kitchen/Diner	7110 x 4740
04 Utility	1830 x 1410
05 WC	1830 x 1480

First Floor

room	mm
06 Bedroom 01	3750 x 2975
07 Ensuite	2430 x 1995
08 Dressing Area	2193 x 2975
09 Bedroom 02	5015 x 5060
10 Ensuite	2000 x 2975

Secont Floor

room	mm
11 Bedroom 03	4145 x 5065
12 Jack'n'Jill Ensuite	2000 x 2975
13 Bedroom 04	5170 x 2975
14 Study	5170 x 1995
15 Eaves Storage	

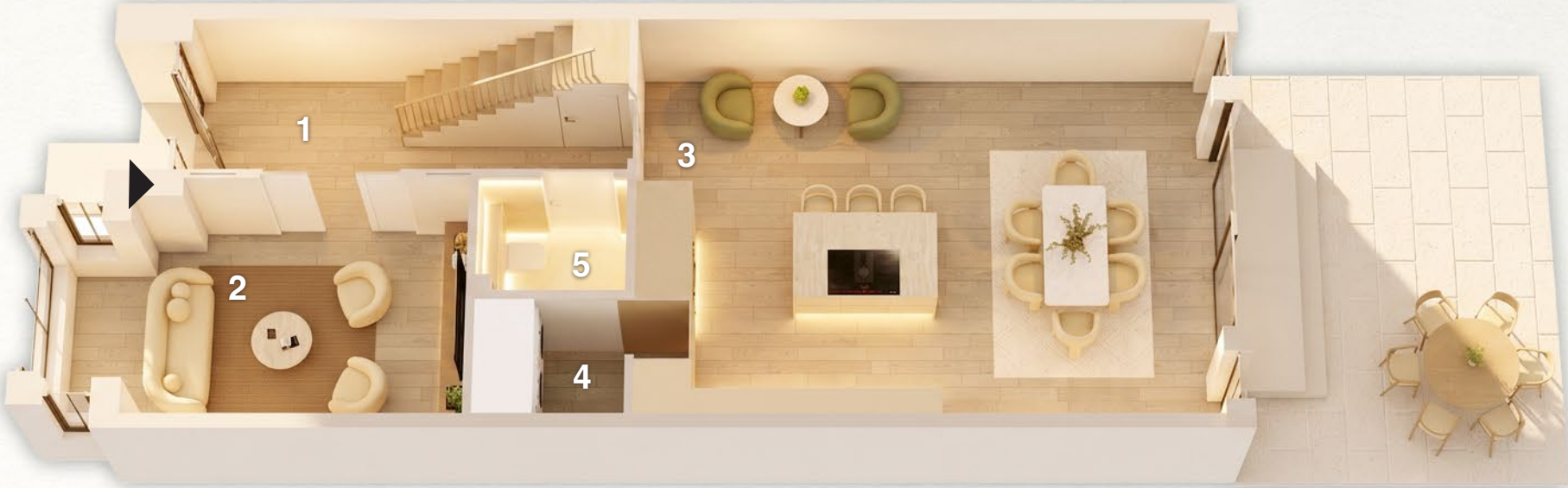
4 Bedroom / 3 Bathrooms
195 Sq M / 2100 Sq Ft

House 02 & 03

Floorplan shown is for House 03. House 02 is a mirrored version of this layout.



First Floor



Ground Floor



Site Map



Seamless Connection

The kitchen and dining spaces are designed for both everyday living and effortless entertaining. A soft cashmere toned kitchen creates a calm, refined backdrop, with clean lines, integrated cabinetry and beautifully detailed work surfaces enhanced by full height quartz splashbacks for a seamless, durable finish.

The generous island forms a natural focal point for gathering, cooking and conversation, while premium Siemens appliances are discreetly integrated throughout. A hidden utility room sits neatly out of view, keeping the main space effortlessly uncluttered.

Full height triple glazing draws natural light deep into the room, enhancing the gentle palette and strengthening the connection to the garden beyond. Underfloor heating and exceptional insulation maintain a consistent, comfortable warmth, ensuring the space feels inviting from morning through to evening.

Home Hub





Social Space

A light-filled open-plan space where refined design meets everyday ease, opening onto a private garden and bringing nature into every moment, from calm mornings to relaxed evenings and social gatherings.

Regenerate



Previous development from Aldenham Residential

Bedrooms are designed as calm, restorative spaces where comfort and craftsmanship come together effortlessly. Soft, layered textures and warm, ambient lighting create an inviting atmosphere, while carefully considered proportions provide a sense of balance and ease. Each principal bedroom is complemented by a spa style en-suite, finished in refined materials and gentle tones to bring a sense of quiet indulgence to daily routines.

Outstanding insulation ensures a consistent temperature and tranquil setting throughout the seasons, enhancing both comfort and efficiency. The result is a space that feels naturally cocooned from the outside world, offering a peaceful retreat at the end of the day.



Bathrooms at Zero are designed as calm, sculpted spaces where luxury meets everyday convenience. Contemporary porcelain tiling, brushed black brassware and carefully integrated storage create a clean, cohesive aesthetic, while freestanding stone basins and wall-mounted taps add a sense of quiet refinement. Each ensuite is individually considered, from the master's feature vanity and bespoke full-height mirror to the warm, natural tones of the secondary suite.

The Jack & Jill bathroom, as shown, offers a particularly intelligent solution, seamlessly connecting two bedrooms to create both privacy and shared convenience. Ideal for modern living, it balances accessibility with a boutique, hotel-like feel, complete with a fluted feature vanity, full wall mirror and beautifully executed finishes. Every detail is designed to elevate the everyday.





Refined Specification

General Interior

- Air source heat pump
(Harnessing clean energy for a sustainable, future-proof home)
- Mechanical ventilation and heat recovery
- Underfloor heating to all areas
- Triple glazed windows & doors
- Contemporary square-edge skirting and architraves
- Flush internal doors with brushed satin nickel ironmongery
- Wide plank white oak effect LTV flooring throughout

Lighting & Electrical

- Recessed ceiling downlights with honeycomb diffusers
- LED strip lighting to kitchen cabinetry and island warm white 2700K–3000K)
- White glass switches and sockets
- Brushed black feature sockets to selected areas

Kitchen

- Bespoke handleless kitchen by ROK European Kitchens
- Smooth matt lacquer cabinetry in Sand Greige and Cashmere tones

- Full-height units with shadow gap detailing
- Soft-close drawers and hinges (Blum hardware)
- Worktops & Splashbacks
- 20mm composite stone worktops in Taj Mahal finish
- Full-height matching splashbacks
- Feature island with mitred waterfall edges

Integrated Samsung appliance package including:

- Induction hob with integrated extractor
- Single oven and combi microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Dual wine coolers
- Undermount black sink
- Boiling and filtered water tap in black finish

Utility Room

- Fitted cabinetry to match kitchen
- Space for freestanding washing machine and tumble dryer

Bedrooms

- Contemporary fitted wardrobes to bedrooms 1 & 2

Bathrooms & Ensuites

- Contemporary porcelain tiling throughout
- Brushed black brassware
- WC with wall-mounted fittings
- Vanity storage units with integrated basins

Master Ensuite

- Feature vanity unit with stone basin
- Bespoke full-size mirror
- Premium tiled finishes

Secondary Ensuite

- Vanity unit in Natural Oak finish
- Full-width mirror
- Coordinated fittings

Jack & Jill Bathroom

- Fluted feature vanity unit
- Full wall mirror
- High-quality tiling

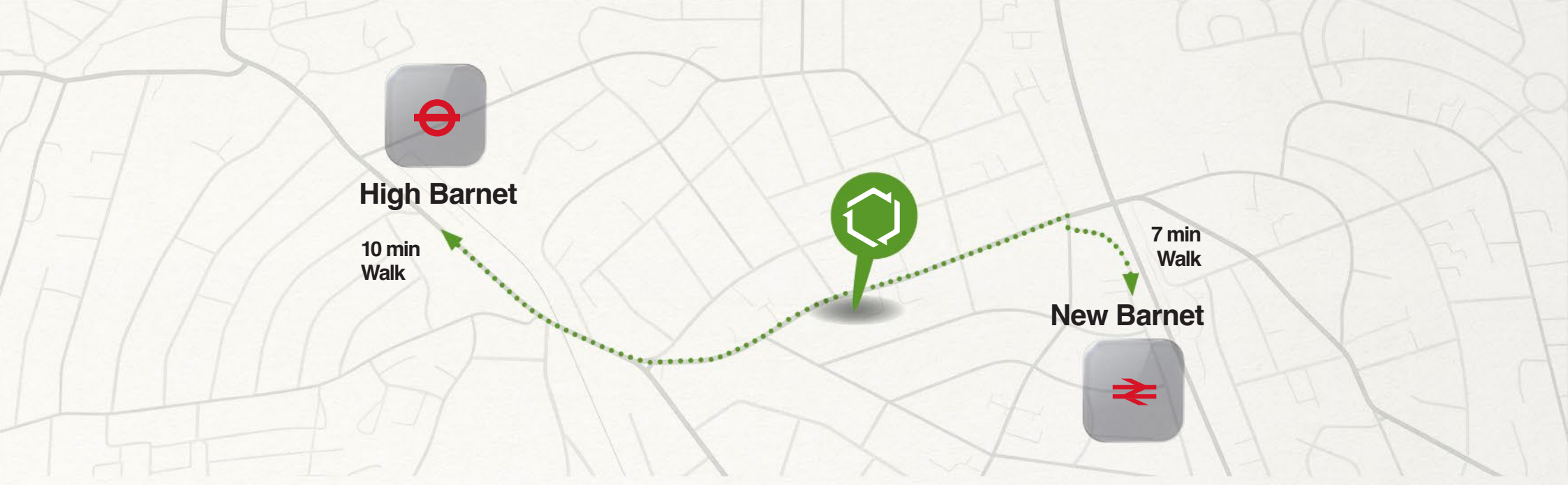
Outdoor Space

- Private garden
- Secure allocated surface parking for each residence
- EV charging points to all spaces

Guarantee & Tenure

- 10-year Global warranty





New Barnet & High Barnet Stations
from just 7 mins



Camden Market
just 22 mins



Battersea Power Station
just 45 mins



Enjoy
excellent
connections
to London &
beyond from
Just 7 mins

Effortless Living, Naturally Connected

A well-placed address
where village charm,
everyday convenience and
central London connections
come together.

Beyond your front door, a lifestyle of quiet quality unfolds. Perfectly positioned on Station Road, ZERO places you within easy reach of High Barnet's cafés, restaurants and everyday essentials.

Morning begins with artisan coffee at Coffee Jar, while the historic Barnet Market offers fresh produce and local character just moments away. Evenings can be spent dining at The Gate, or enjoying a relaxed meal at one of the area's established pubs.

Independent shops and familiar brands line the nearby high street, while destinations such as Brent Cross Shopping Centre offer a broader retail experience a short drive away. From nearby High Barnet station, Northern Line services connect directly to Camden and Battersea Power Station, placing boutique shopping, dining and culture within easy reach.

Much of daily life can be enjoyed on foot, from morning coffee to evening dining, supporting a more considered and connected way of living.

Leisure comes naturally, whether it's a round at Arkley Golf Club or time spent outdoors at Go Ape Trent Park. For quieter moments, Barnet Museum offers insight into the area's rich and layered history.

From morning routines to weekend rituals, life at ZERO is shaped by a considered balance of convenience, character and understated refinement.





Trains

High Barnet & New Barnet Station: The Northern Line & Overground, provides direct services to central London.

CAMDEN
22 minutes

KING'S CROSS
33 minutes

LEICESTER SQUARE
35 minutes

BANK
39 minutes

WATERLOO
42 minutes

LONDON BRIDGE
44 minutes

BATTERSEA POWER ST
45 minutes



Buses

Multiple bus routes, connecting ZERO to nearby areas and transport hubs. The nearest bus stop just a few steps walk away.

ROUTE 107
Runs between New Barnet Station and Edgware, via Borehamwood.

ROUTE 184
Connects New Barnet to Turnpike Lane, via Barnet, Arnos Grove and Wood Green.

ROUTE 307
Links Barnet Hospital to Brimsdown, via New Barnet and Enfield.

ROUTE 326
Runs between Barnet Church and Brent Cross Shopping Centre.



Roads

Several major roads serve ZERO, connecting it to nearby areas and key transport routes.

A411 (BARNET ROAD)
Passes directly through Arkley - Connects Barnet to Watford, passing through Elstree.

A1 (GREAT NORTH ROAD)
London to Edinburgh, with local access to central London, Hatfield, Welwyn Garden City, and Stevenage.

M25
Located 4 miles away.

A5 (EDGWARE ROAD)
Connects London to Holyhead, passing through St Albans and Dunstable, and local routes towards Edgware and central London.



Airports

For those travelling further afield, Barnet benefits from excellent road links to London's major airports. The M1 motorway, accessible within 15-20 minutes, provides a direct route to Luton Airport in around 30-35 minutes. Other airports are also within easy reach by car:

LUTON AIRPORT
30 minute drive

HEATHROW AIRPORT
40 minute drive

GATWICK AIRPORT
1 hour 15 minute drive

STANSTED AIRPORT
45 minute drive

LONDON CITY AIRPORT
50 minute drive

Village & High Street

COFFEE JAR 5 mins walk
Independent café serving artisan coffee and light bites in a relaxed, contemporary setting.

EVERYMAN CINEMA 7 mins walk
Boutique cinema offering luxury seating, curated films and an elevated viewing experience.

THE SPIRES SHOPPING CENTRE 8–10 mins walk
Local shopping destination with a mix of high street brands, cafés and essential services.

BARNET MARKET 8–10 mins walk
Traditional market offering fresh produce, street food and a selection of local goods.

YE OLDE MITRE INN 10–12 mins walk
Historic pub serving classic British dishes in a characterful, welcoming setting.

THE RED LION 12–15 mins walk
Popular local pub known for its relaxed atmosphere, seasonal menus and outdoor space.



Leisure & Surroundings

THE GATE 8–10 mins drive
Refined gastropub offering contemporary dining in an elegant countryside setting.

THE BLACK HORSE 5 mins drive
Traditional country pub set beside Monken Hadley Common, ideal for relaxed dining.

ARKLEY VILLAGE TENNIS CLUB 8–10 mins drive
Established tennis club offering social and competitive play in a village setting.

ARKLEY GOLF CLUB 8–10 mins drive
Scenic parkland course providing a peaceful setting for golfers of all levels.

GO APE TRENT PARK 10–12 mins drive
Outdoor adventure with treetop courses, zip lines and forest-based activities.

DINOSAUR SAFARI ADVENTURE GOLF
15–20 mins drive, Themed adventure golf offering an engaging day out for all ages.



Shopping & retail

BROADWALK SHOPPING CENTRE
15 mins drive
Convenient retail centre with a range of shops and everyday services.

BRENT CROSS SHOPPING CENTRE
15–20 mins drive
Major North London retail destination with an extensive mix of brands and dining.

Atria Watford 25–30 mins drive
Large shopping and leisure destination with a wide selection of retail and entertainment.

THE GALLERIA 20 mins drive
Outlet shopping destination offering a range of designer and high street brands at reduced prices.

ST PANCRAS INTERNATIONAL
35 mins by train
A landmark destination combining premium retail, boutiques and dining, with direct Eurostar links to Paris.





Formative Years

Education is more than a practical consideration; it enhances the area's appeal for families seeking stability and opportunity. From early learning to higher education, the neighbourhood offers a strong network of respected schools and institutions.

For younger children, nearby nurseries such as Arkleys Little Acorns and Bright Little Stars provide nurturing early-years environments that encourage curiosity, confidence and development.

As children grow, well-regarded schools including Whittings Hill Primary School

Early Years

Arkleys Little Acorns

(a short drive, 4 mins)
An Ofsted-registered nursery offering early education and childcare from 3 months to 5 years, with flexible sessions available.

Bright Little Stars Nursery

(a short drive, 6 mins)
A highly regarded nursery providing a modern environment focused on building confidence, creativity and early learning foundations.

Monkey Puzzle Day Nursery

(a short drive, 5 mins)
A well-established nursery delivering a structured early years curriculum within a nurturing environment.

Little Learners Preschool

(a short drive, 5 mins)
A community-led preschool offering a caring setting where children develop independence, social skills and a positive approach to learning.

Primary Schools

Whittings Hill Primary School

(a short drive, 4 mins)
A well-established primary school designed to nurture curiosity, creativity and enjoyment of learning.

Christ Church Primary School

(within walking distance, 8–10 mins)
A respected local school providing a supportive and inclusive environment, with a strong focus on academic progress.

Foulds School

(within walking distance, 10–12 mins)
A popular primary school recognised for strong academic standards and a balanced approach to personal development.

St Catherine's RC Primary School

(a short drive, 5 mins)
A well-regarded school offering a values-led education combining academic achievement with a strong sense of community.

and Christ Church Primary School offer a strong educational foundation, while Queen Elizabeth's School remains one of the country's top-performing grammar schools.

Older students benefit from institutions such as Barnet and Southgate College, alongside nearby universities including Middlesex University and University of Hertfordshire.

From early education through to university, the area around ZERO supports every stage of academic growth.

Secondary & Independent Schools

Queen Elizabeth's School

(within walking distance, 10–12 mins)
One of the UK's highest-performing grammar schools for boys, consistently ranked among the country's leading state schools.

Ark Pioneer Academy

(within walking distance, 12–15 mins)
A modern secondary school known for its strong academic ethos, excellent facilities and future-focused learning.

Lyonsdown School

(a short drive, 4 mins)
An independent preparatory school for girls recognised for academic excellence and developing confident, well-rounded pupils.

Further Education & Universities

Barnet and Southgate College

(a short drive, 5 mins)
A leading college offering A-Levels, vocational courses and professional qualifications across a wide range of disciplines.

Middlesex University

(a short drive, 20 mins)
A London university offering undergraduate and postgraduate degrees across business, arts, science and technology.

University of Hertfordshire

(a short drive, 25 mins)
A modern university known for innovative facilities and strong links to industry and employment sectors.





Elsie Close

Bovingdon

A stylish development of 8 homes situated close to the quiet village of Bovingdon offering quality high street shops and restaurants.



Chestnut Close

Chipperfield

Located in a historic green belt village, this high end boutique development of just 9 homes offering three & four bedroom properties with allocated parking.



Drey House

Letchworth

A development of 1 and 2 bedroom apartments each finished to an impressive, contemporary standard, situated in the popular area of Letchworth Garden City.



Butlers Yard

St Albans

A luxurious new development of fourteen 1 and 2 bedroom apartments in the heart of St Albans, just moments from the centre for ultimate convenience.



Candleford Mews

Brentwood

Just 7 luxury homes with stunning 360-degree countryside views. These 3, 4, and 5-bedroom residences offer a gated entrance for enhanced privacy.



Varden House

Camberly

A stunning development of 11 homes situated close the thriving Camberley Town Centre offering great high street shops and restaurants.



Principle Point

Welwyn Garden City

A luxurious collection of Studio, 1 & 2 Bedroom Apartments based on the Principles of Sir Ebenezer Howard; founder of the Garden City Movement.



RISE

Flaunden

A boutique development of 6 spacious homes built to the most exacting standards and designed to effortlessly complement the history & beauty of Flaunden Village.

At Aldenham Residential, we recognise that buying a home is a significant decision. Our mission is to make this journey enjoyable and stress-free.

As a small, independent company, we offer a personalised approach, free from the constraints of larger firms. Our dedicated owner is involved in every sale, ensuring you receive the care and attention you deserve. We guide you through the entire process, providing the support needed to make informed decisions.

Even after you move in, our aftercare team is available to address any concerns. Choose Aldenham Residential for a seamless, high-quality home-buying experience.

Previous Developments

“Delivering considered homes where craftsmanship, detail and timeless architecture come together.”



Scan for directions



www.jnh-london.com/zero

info@justnewhomes.co.uk

01992 845699

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JUST NEW HOMES