

Welcome to



BURLINGTON PLACE

CHURCH FARM • BARNET



# Eight beautifully crafted family homes designed with your family in mind.

Located on Burlington Rise in the heart of Barnet, Burlington Place offers the perfect blend of contemporary architecture and timeless elegance, making it an exceptional place to call home.

At the forefront of modern living, the development has been meticulously constructed incorporating the latest in eco-friendly technology.







# Key Features



Crafted with  
care



Energy efficient  
design



Air source  
heat pump



Under floor  
heating



Integrated  
appliances



Private  
gardens

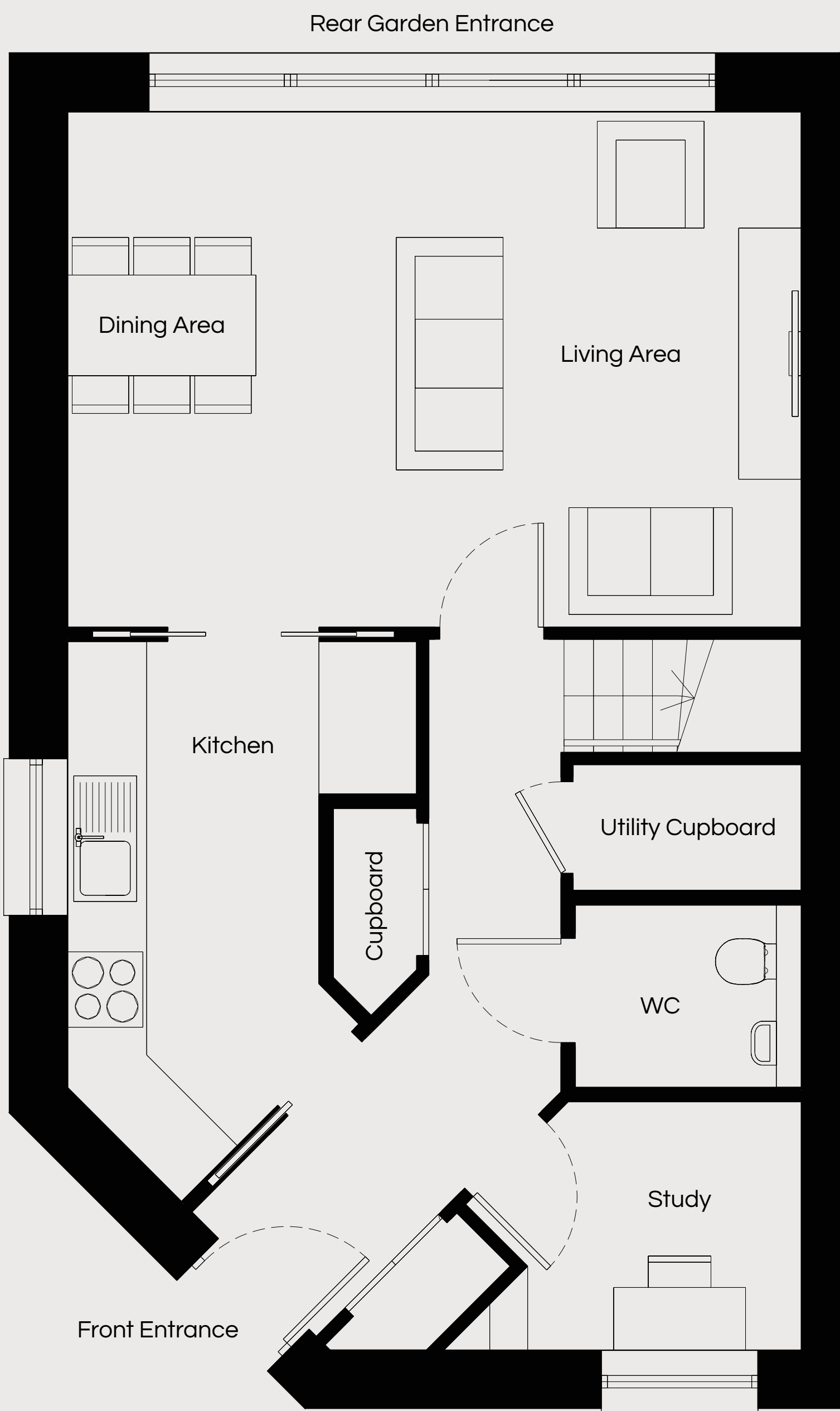




# House 1

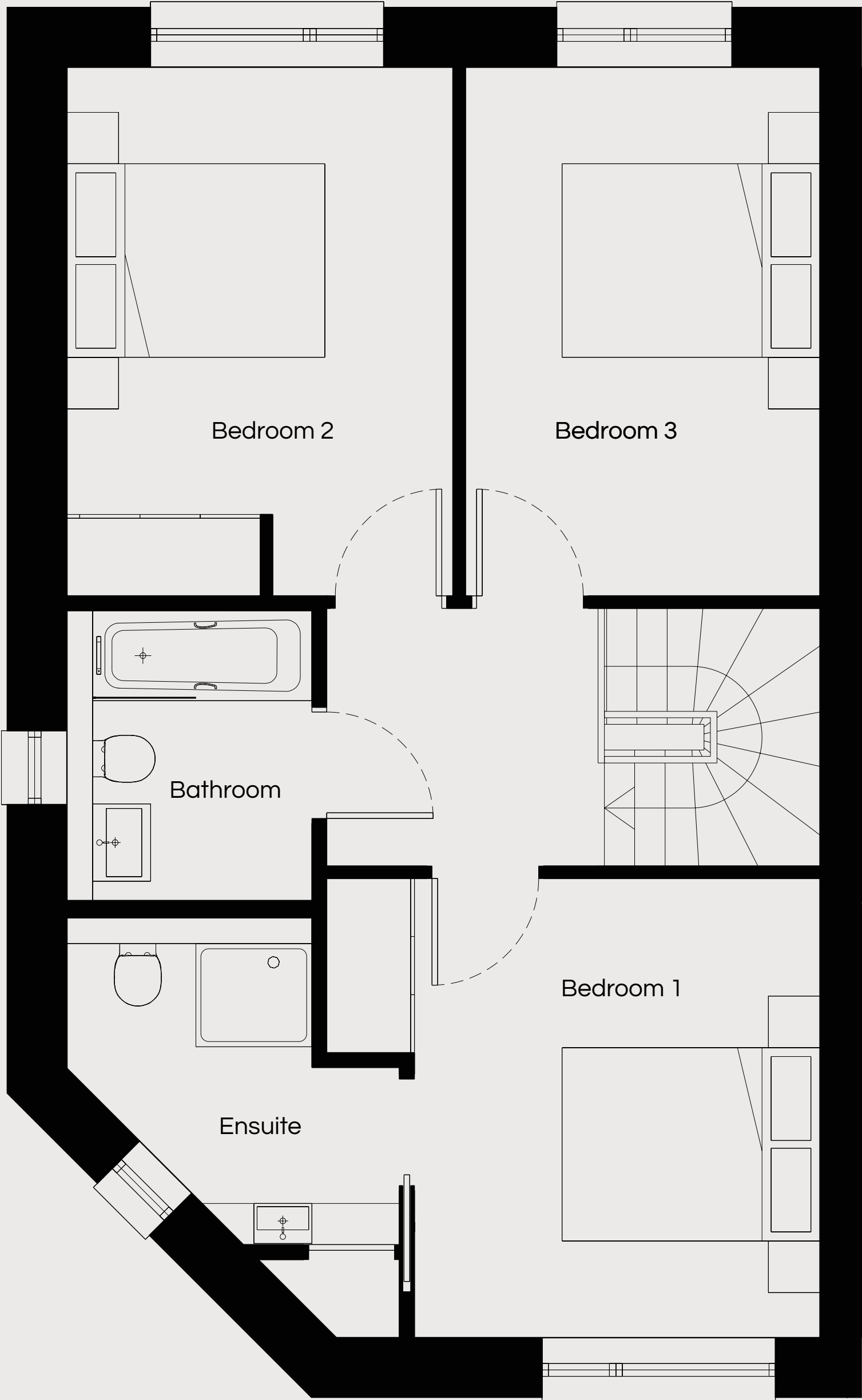
## OUR SHOWHOME

# House 2



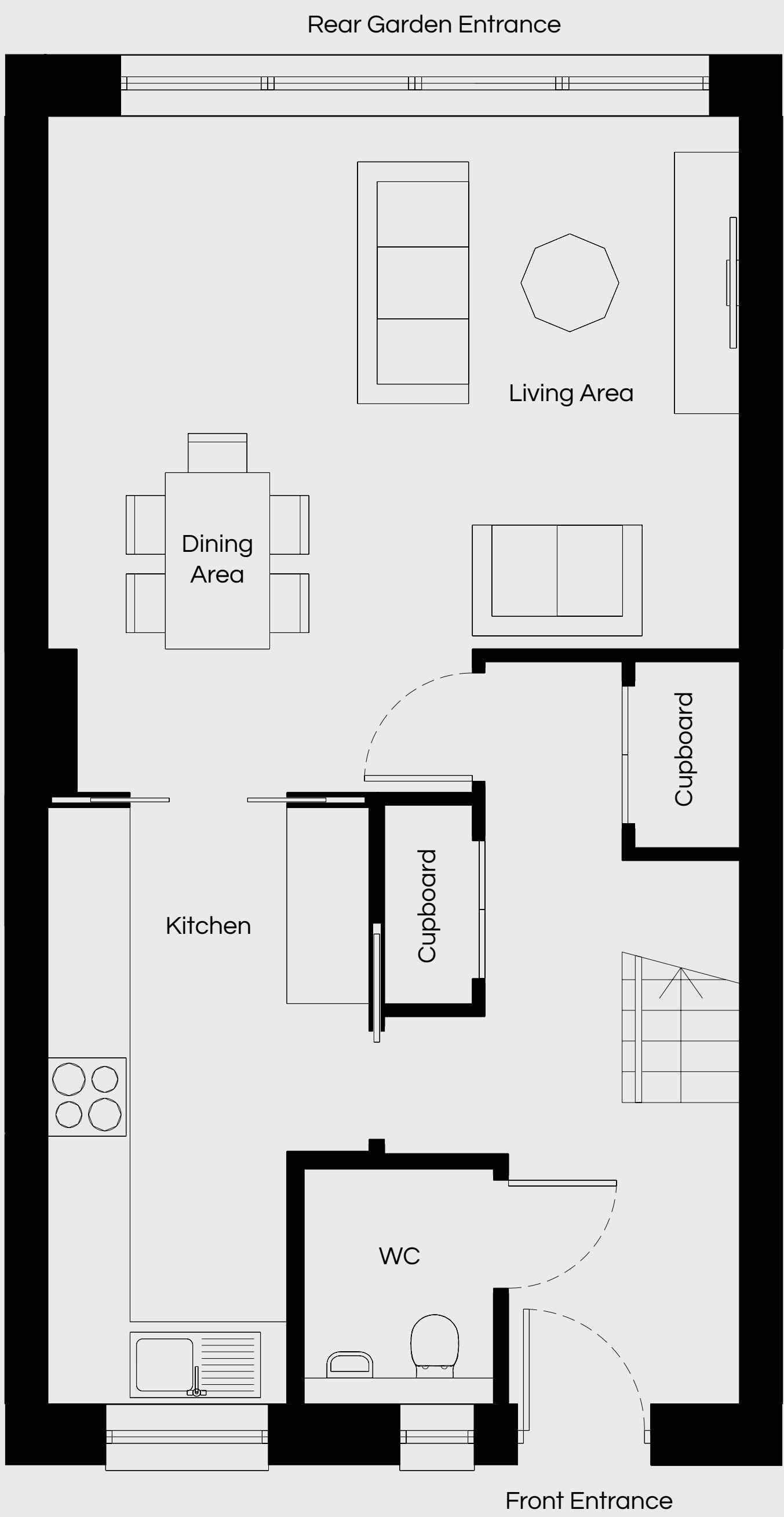
GROUND FLOOR - 55sqm

Living / Dining	5.84m x 4.10m	19'2" x 13'5"
Kitchen	2.00m x 4.01m	19'2" x 13'5"
WC	1.80m x 1.45m	6'7" x 13'2"
Study	2.68m x 1.98m	5'11" x 4'9"



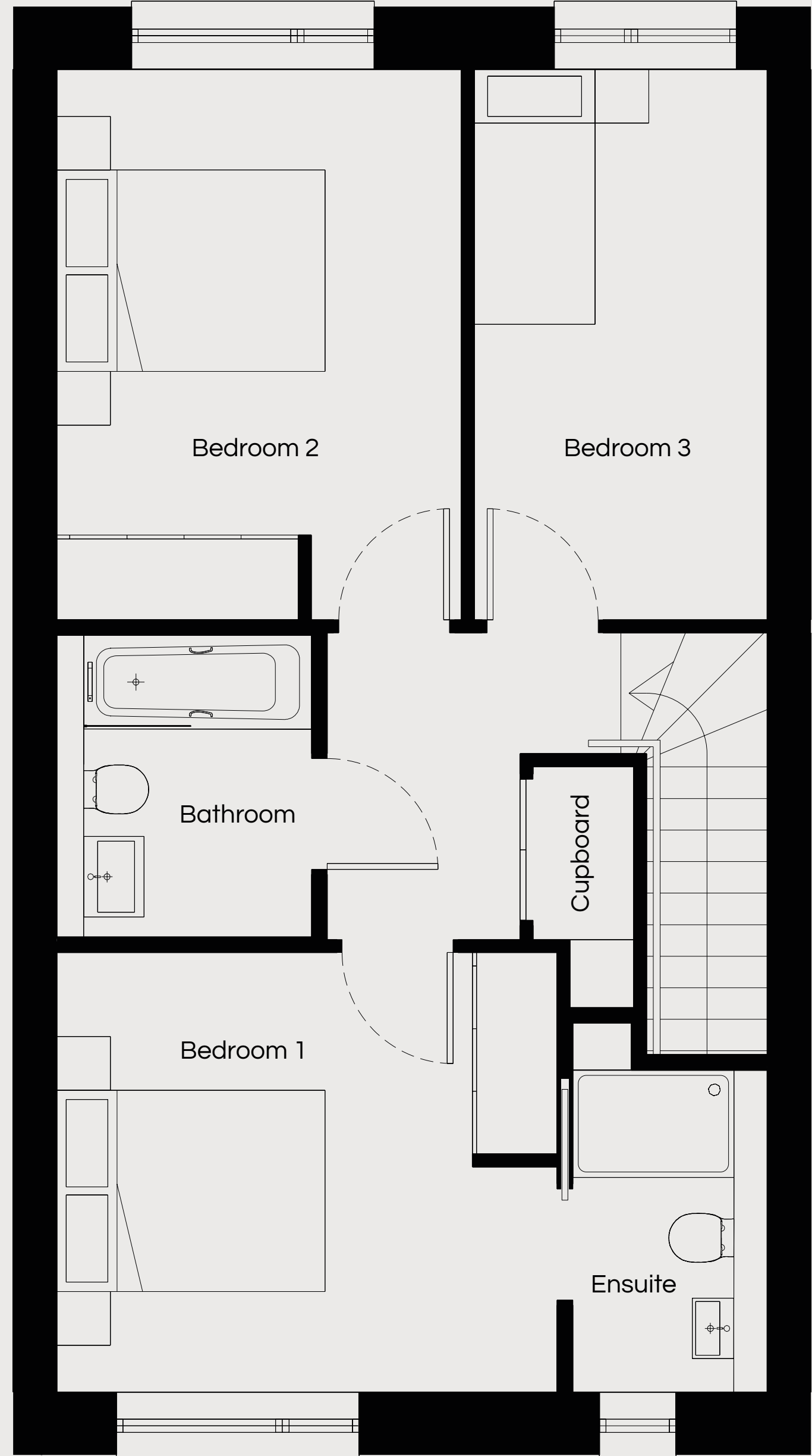
FIRST FLOOR - 55sqm

Bedroom 1	3.15m x 3.56m	10'4" x 11'8"
Bedroom 2	4.10m x 3.00m	10'4" x 11'8"
Bedroom 3	4.10m x 2.75m	13'5" x 9'
Ensuite	2.54m x 2.58m	8'4" x 8'6"
Bathroom	2.54m x 2.58m	7'5" x 6'3"



GROUND FLOOR - 52sqm

Living / Dining	5.18m x 5.30m	17' x 17'5"
Kitchen	4.57m x 2.46m	15' x 8'
WC	1.60m x 1.45m	5'3" x 4'9"

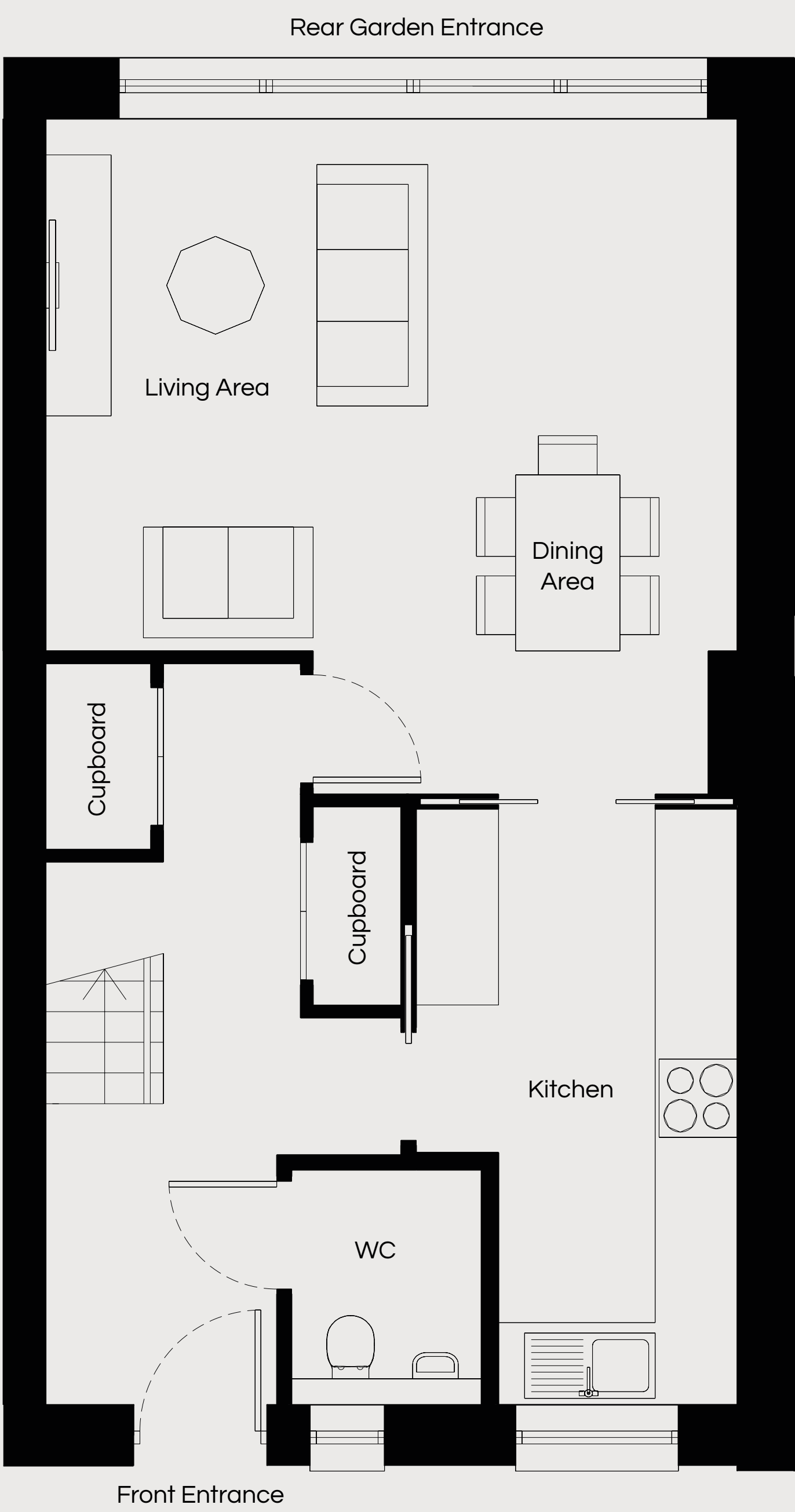


FIRST FLOOR - 52sqm

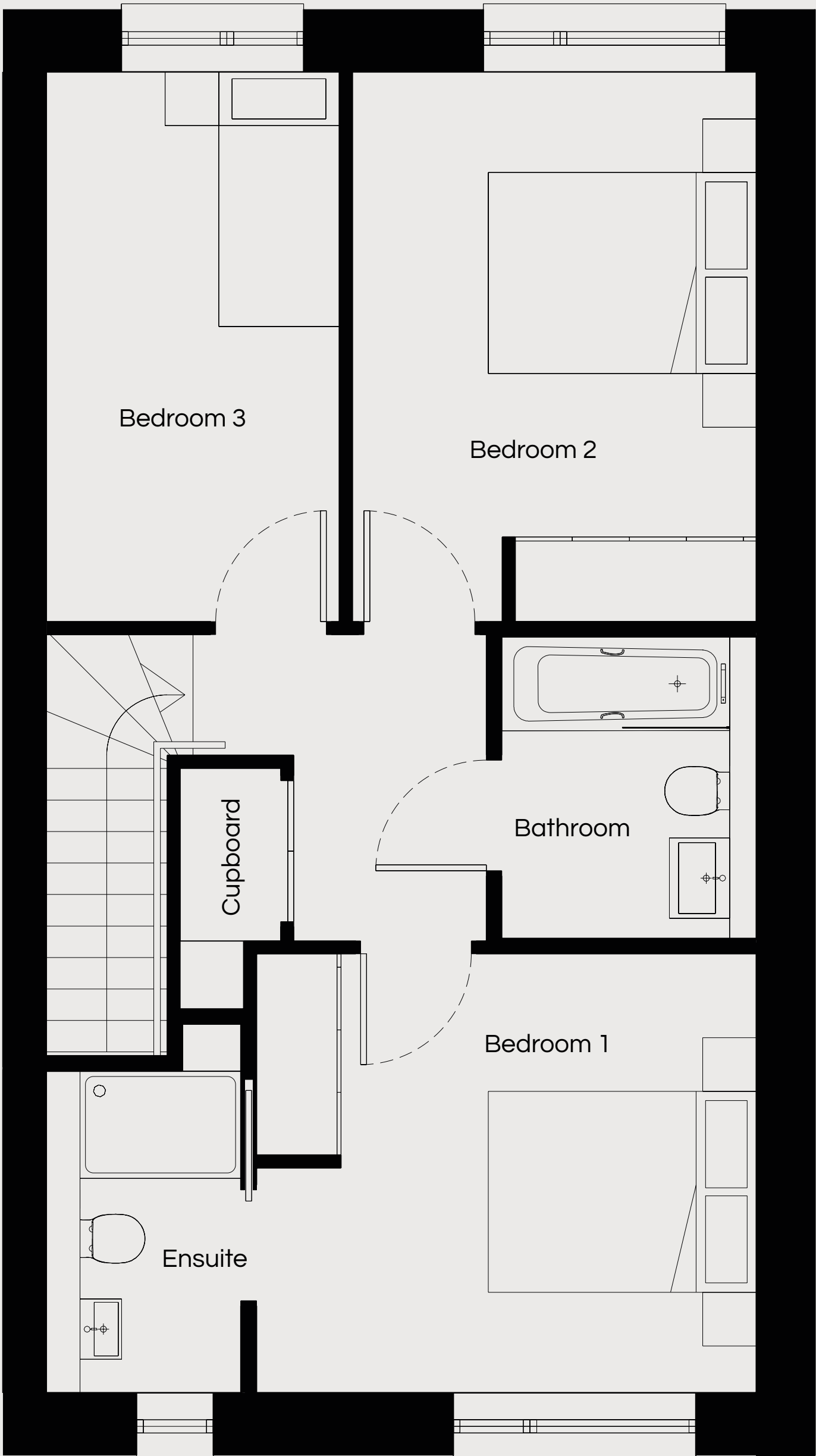
Bedroom 1	3.28m x 3.73m	10'9" x 12'3"
Bedroom 2	3.28m x 3.73m	13'5" x 9'10"
Bedroom 3	4.10m x 3.01m	13'5" x 9'10"
Ensuite	2.40m x 1.45m	7'10" x 4'9"
Bathroom	2.25m x 1.90m	7'5" x 6'3"



# House 3



GROUND FLOOR - 52sqm		
Living / Dining	5.18m x 5.30m	17' x 17'5"
Kitchen	4.57m x 2.46m	15' x 8'
WC	1.60m x 1.45m	5'3" x 4'9"



FIRST FLOOR - 52sqm		
Bedroom 1	3.28m x 3.73m	10'9" x 12'3"
Bedroom 2	3.28m x 3.73m	13'5" x 9'10"
Bedroom 3	4.10m x 3.01m	13'5" x 9'10"
Ensuite	2.40m x 1.45m	7'10" x 4'9"
Bathroom	2.25m x 1.90m	7'5" x 6'3"

# House 4



GROUND FLOOR - 72sqm		
Kitchen/Living/Dining	8.06m x 3.83m	26'5" x 12'7"
Bathroom	2.10m x 2.15m	6'11" x 7'
Bedroom 1	5.84m x 2.75m	19'2" x 9'
Bedroom 2	4.47m x 2.75m	14'8" x 9'
Ensuite	2.39m x 1.50m	7'10" x 4'11"

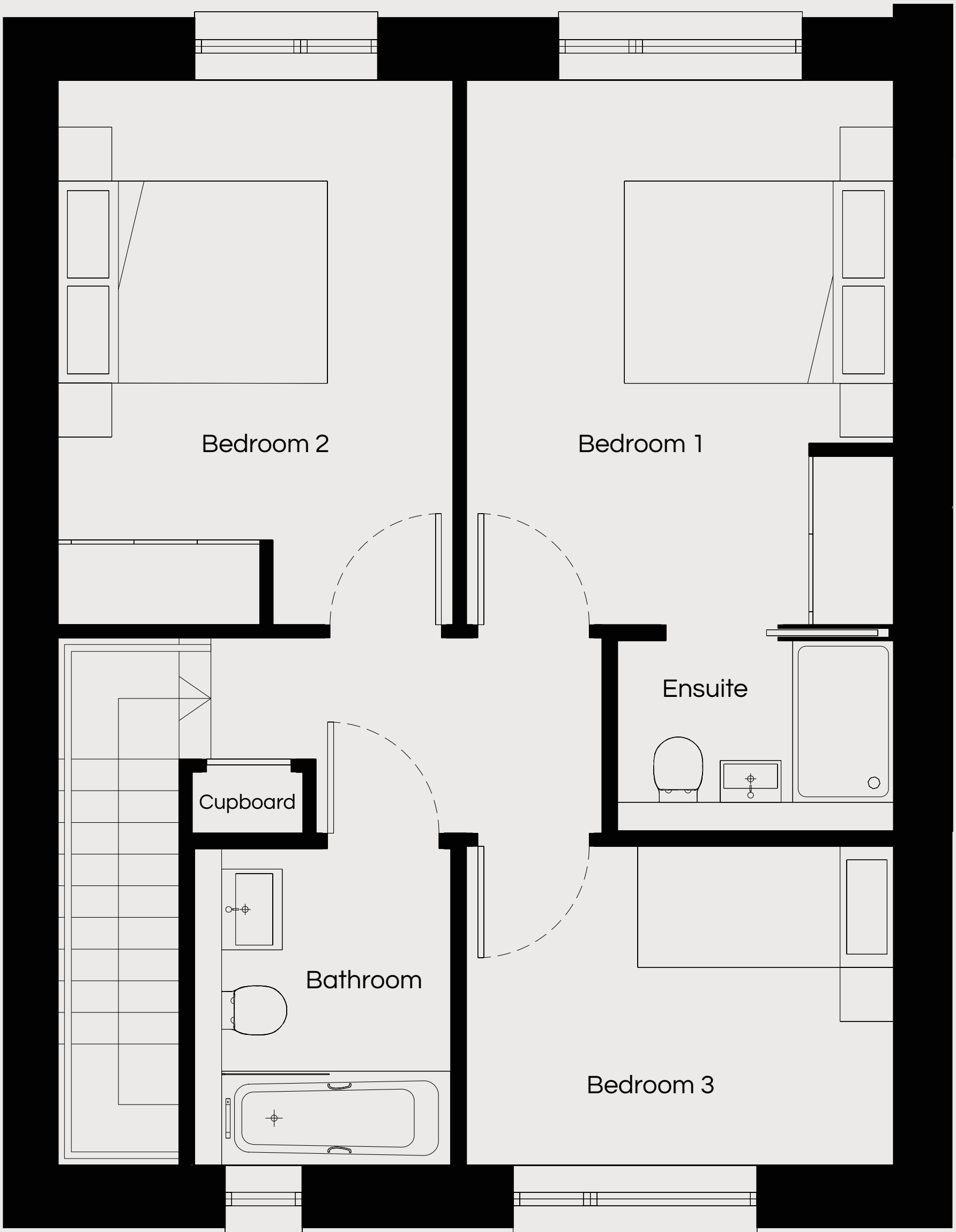


# House 5



GROUND FLOOR - 50sqm

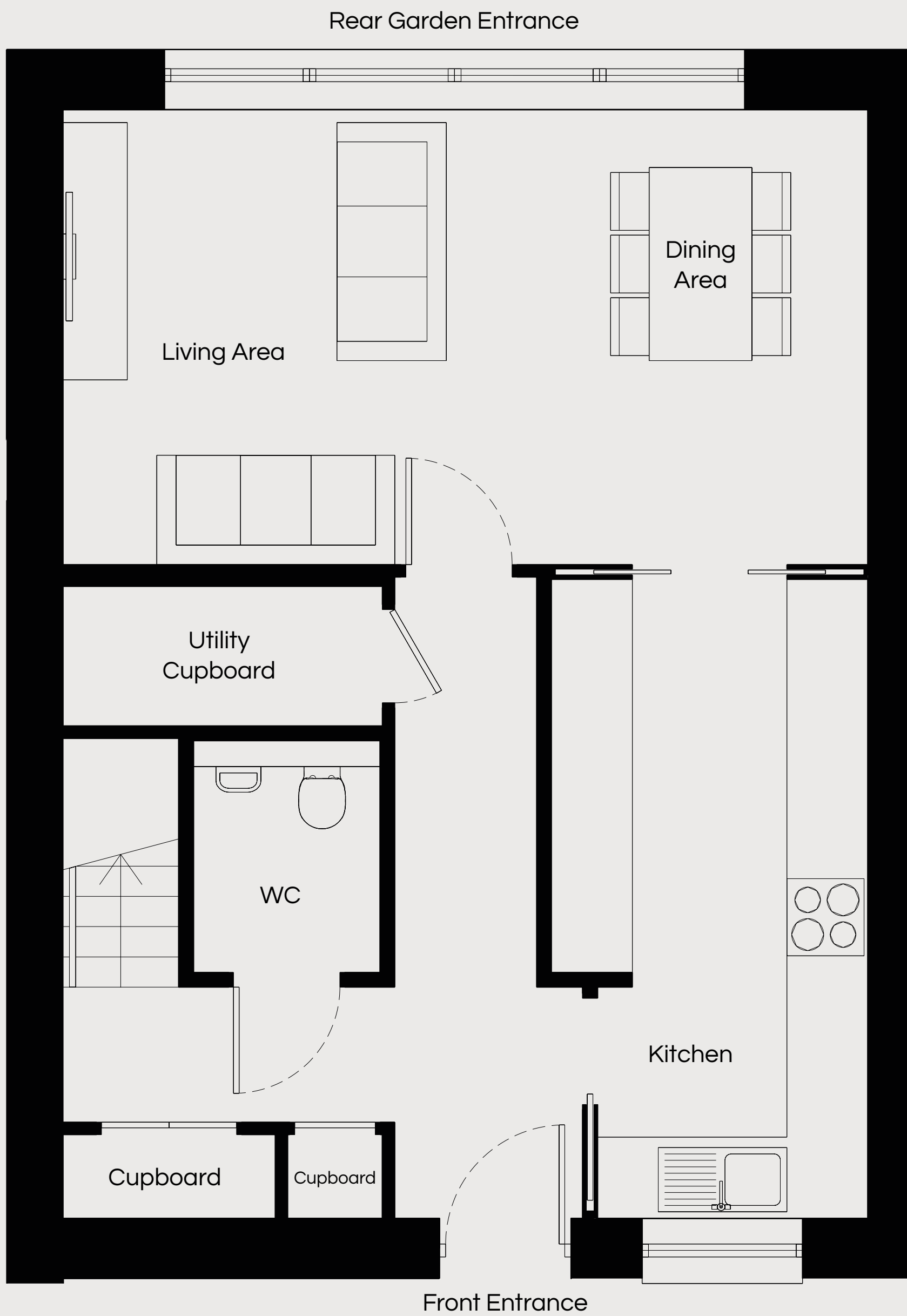
Kitchen / Living / Dining	6.47m x 6.20m	21'3" x 20'4"
WC	1.80m x 1.45m	5'3" x 4'9"



FIRST FLOOR - 50sqm

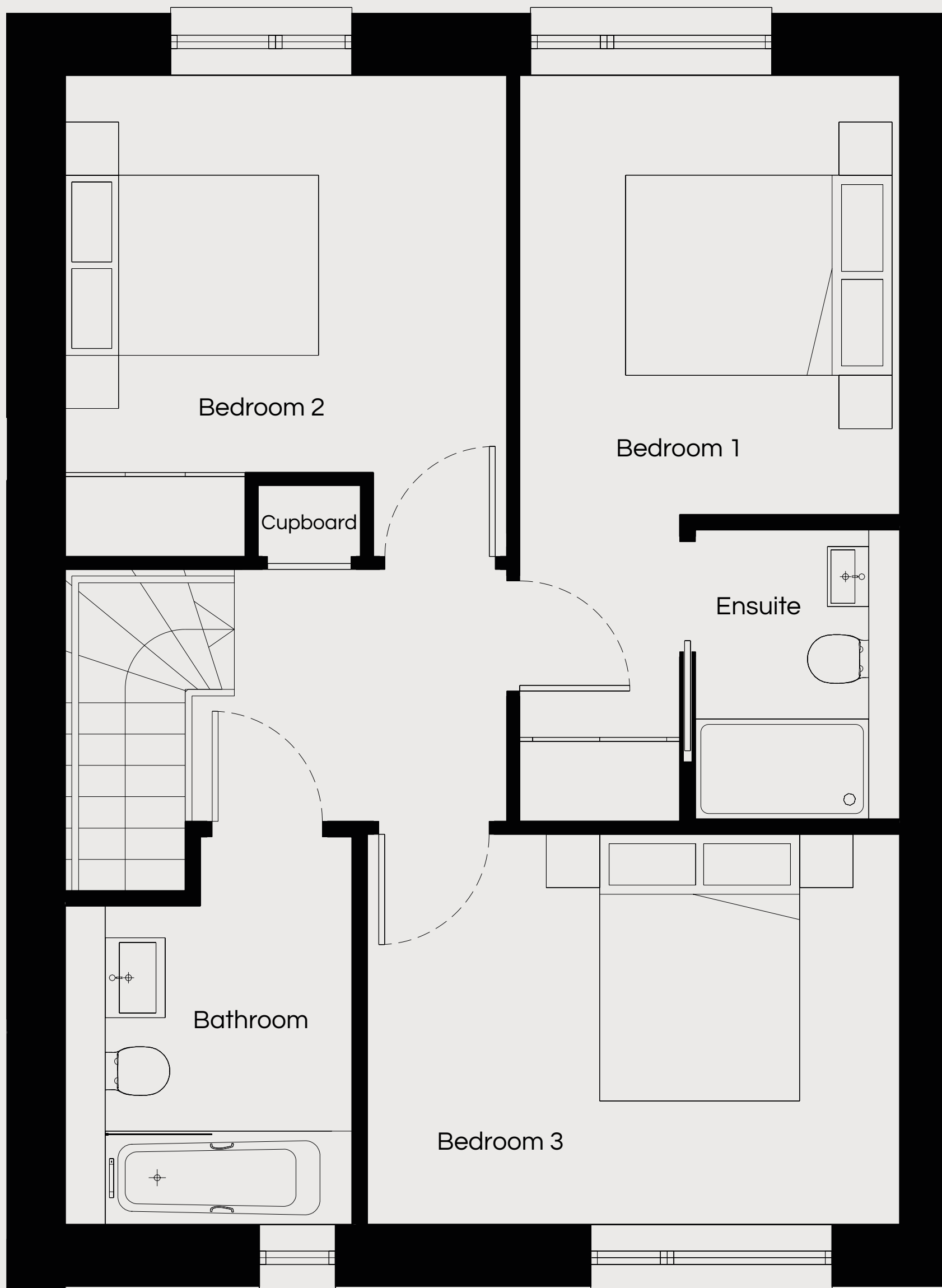
Bedroom 1	4.04m x 3.17m	13'3" x 10'5"
Bedroom 2	4.04m x 2.94m	13'3" x 9'8"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Ensuite	2.05m x 1.41m	6'9" x 4'8"
Bathroom	2.35m x 1.90m	7'9" x 6'3"

# House 6



GROUND FLOOR - 54sqm

Living / Dining	3.54m x 6.26m	11'7" x 20'6"
Kitchen	4.97m x 2.46m	16'4" x 8'
WC	1.80m x 1.45m	5'11" x 4'9"

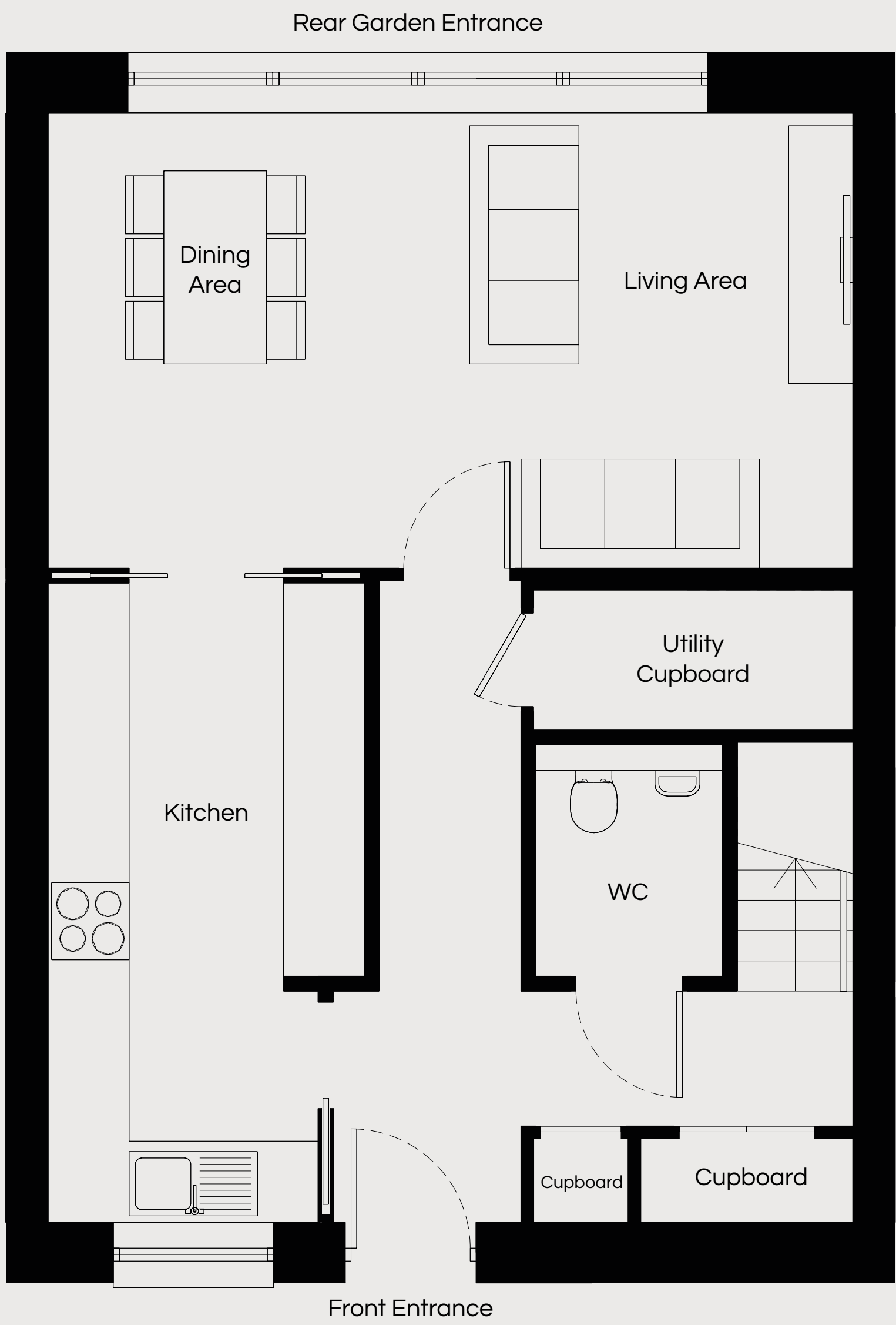


FIRST FLOOR - 54sqm

Bedroom 1	4.97m x 2.85m	16'4" x 9'4"
Bedroom 2	3.61m x 3.31m	11'10" x 10'10"
Bedroom 3	2.93m x 3.99m	9'7" x 13'1"
Ensuite	2.17m x 1.53m	7'1" x 5'0"
Bathroom	2.91m x 2.15m	9'7" x 7'1"

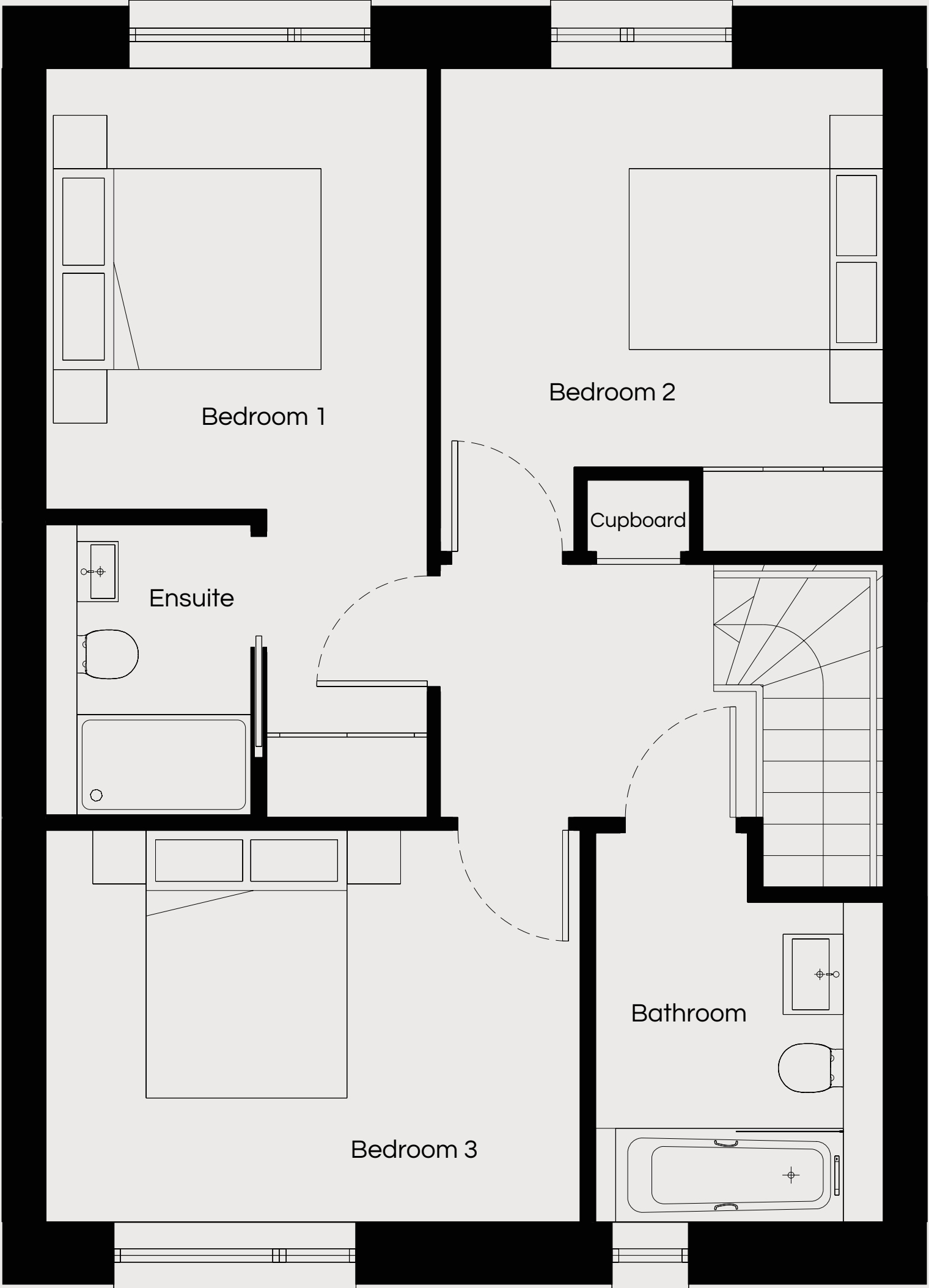


# House 7



GROUND FLOOR - 54sqm

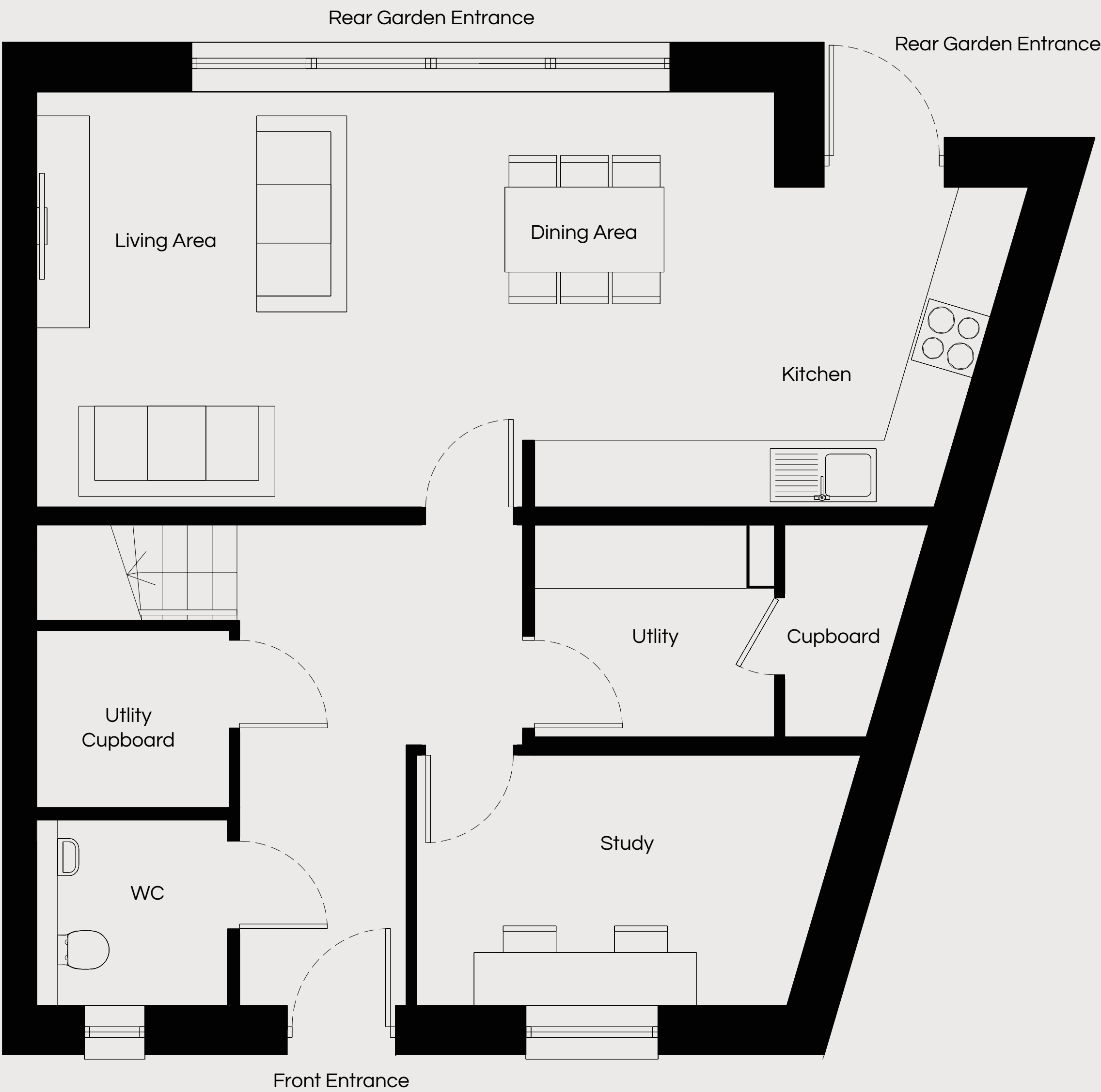
Living / Dining	3.54m x 6.26m	11'7" x 20'6"
Kitchen	4.97m x 2.46m	16'4" x 8'
WC	1.80m x 1.45m	5'11" x 4'9"



FIRST FLOOR - 54sqm

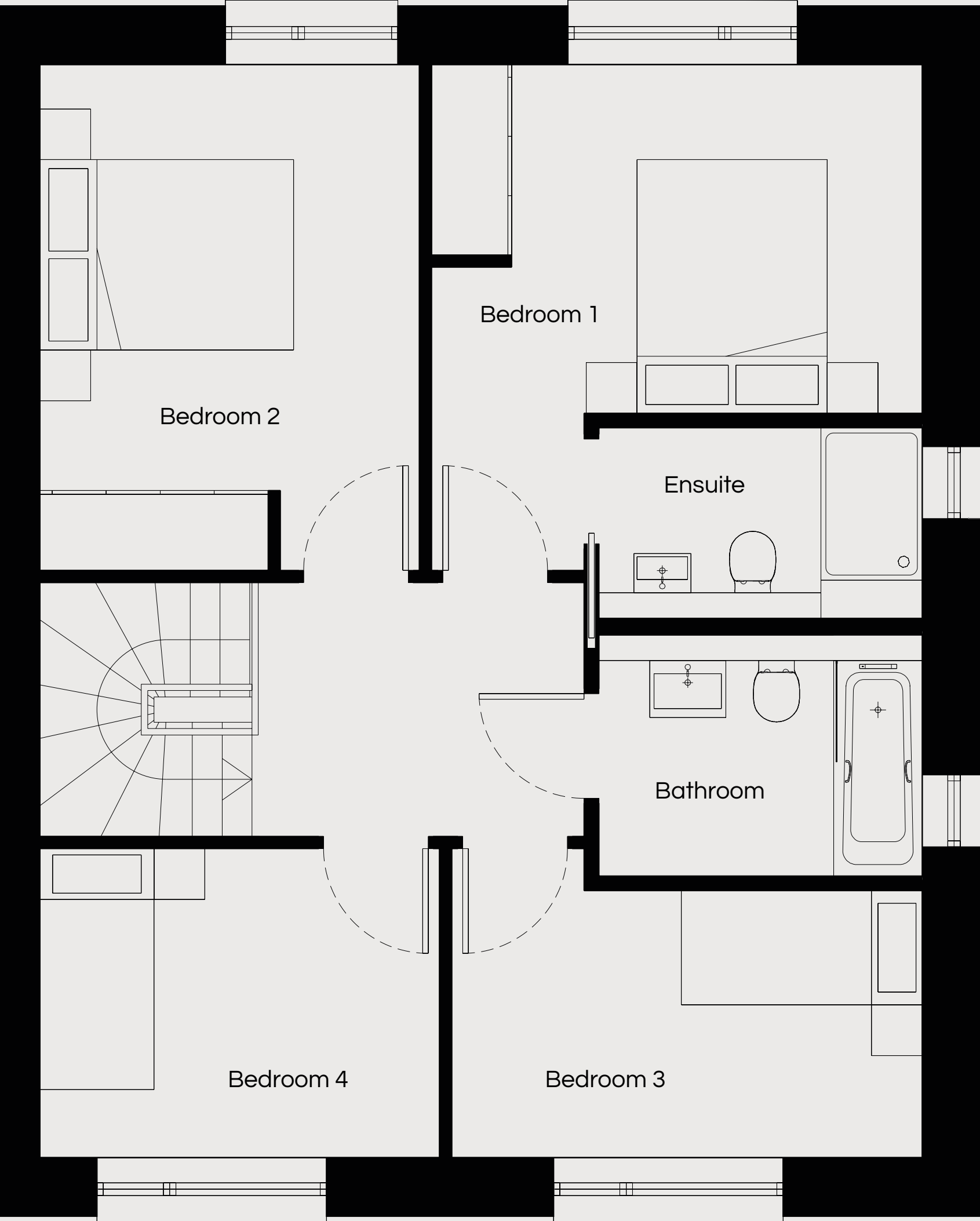
Bedroom 1	4.97m x 2.85m	16'4" x 9'4"
Bedroom 2	3.61m x 3.31m	11'10" x 10'10"
Bedroom 3	2.93m x 3.99m	9'7" x 13'1"
Ensuite	2.17m x 1.53m	7'1" x 5'
Bathroom	2.25m x 1.90m	9'7" x 7'1"

# House 8



GROUND FLOOR - 69sqm

Kitchen / Living / Dining	8.82m x 3.92m	28'11" x 12'10"
WC	1.80m x 1.75m	5'11" x 5'9"
Study	3.74m x 2.36m	12'3" x 7'9"
Utility	2.00m x 2.15m	6'7" x 7'1"



FIRST FLOOR - 59sqm

Bedroom 1	3.99m x 3.76m	13'1" x 12'4"
Bedroom 2	3.99m x 3.00m	13'1" x 9'10"
Bedroom 3	2.11m x 3.71m	6'11" x 12'2"
Bedroom 4	2.44m x 3.05m	8' x 10'
Ensuite	1.50m x 2.55m	4'11" x 8'4"
Bathroom	1.90m x 2.55m	6'3" x 8'4"



Perfect for  
everyday  
family life and  
entertaining  
guests.

Quality interiors combining  
natural materials with  
modern design for effortless  
comfort and style. At the  
forefront of modern living,  
these homes are constructed  
with sustainability in mind.







# A commitment to quality and design.

## GENERAL

- Double glazed aluminium windows providing a high level of thermal insulation and reduced heat loss
- High level of wall, floor and roof insulation to limit heat loss
- Window Locks
- Bi-fold rear patio doors
- Mains powered smoke and heat detectors with battery back up
- Under floor heating
- Air source heat pump
- MVHR – Mechanical Ventilation with Heat Recovery system for energy-efficient homes
- Amtico Herringbone style floor
- LED coffered ceiling to living/dining area
- Energy efficient spotlights throughout
- Wired for EV charger (where OSP is included)
- Casa Cucina fitted wardrobes with shelf and hanging rail to Bedroom 1 and Bedroom 2 in show home and bungalow. (Available at additional cost for all other houses)





## KITCHENS

Casa Cucina Kitchens incorporating the following features:

- Handless soft closing doors
- Stone worktops and splashbacks
- Integrated NEF appliances including oven, microwave, dishwasher, fridge freezer
- Neff freestanding washer dryer in the Show Home and Miele integrated washing machine and tumble dryer in House 1
- Integrated wine coolers in kitchen
- LED lighting to underside of wall units

## EXTERIOR

- Landscape block paving to front
- Bin and bike store to all properties
- Porcelain tiles to rear patios

## BATHROOMS

- Soft closing toilet seats
- Contemporary satin chrome brassware throughout
- Thermostatically controlled showers
- Luxury porcelain tiles to floors and walls
- LED under counter lights, recesses in shower enclosures
- Mirrors over basin plus storage
- Satin chrome heated towel rail

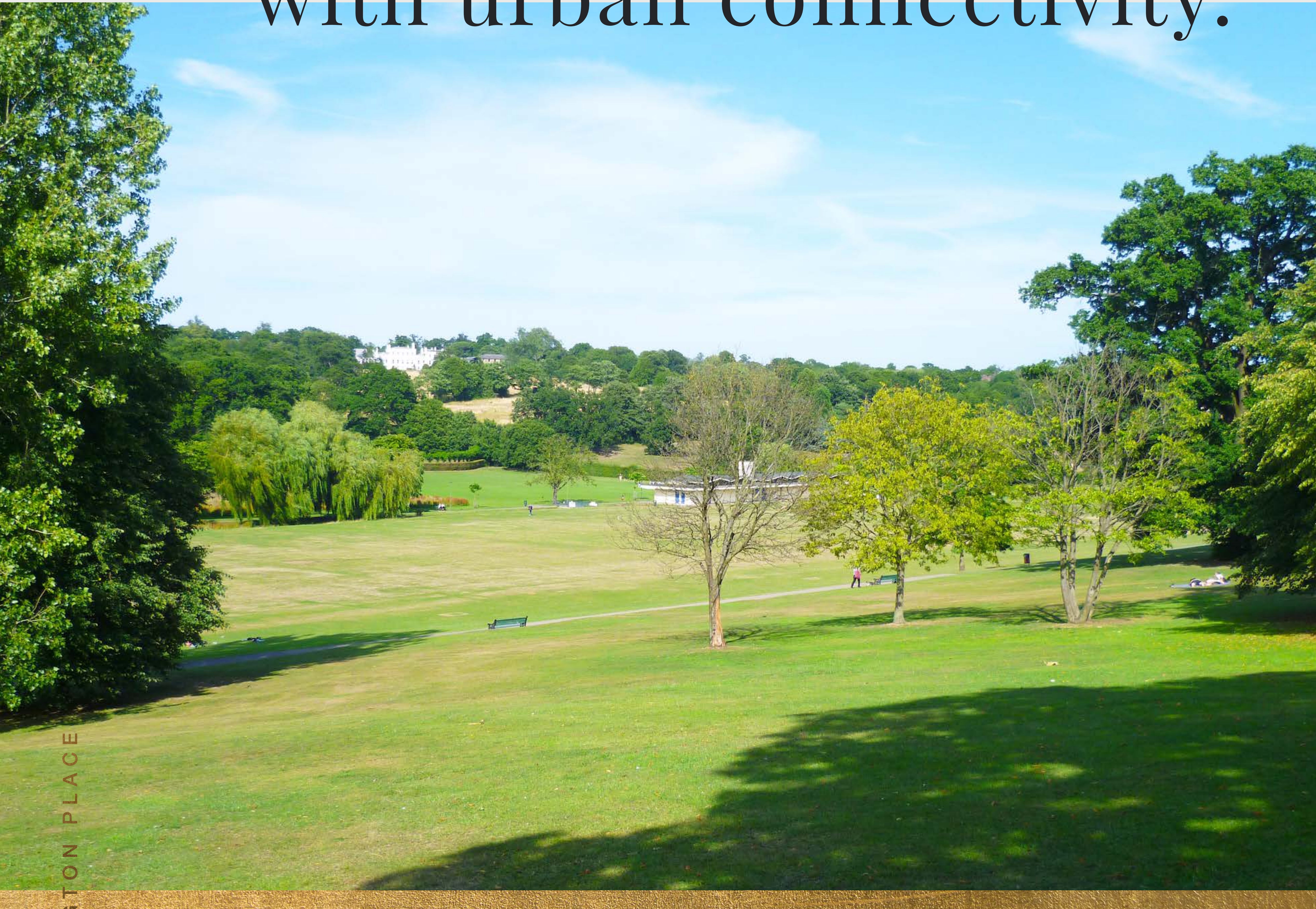
## EXTRAS

- Quooker tap - £1000
- Bedroom wardrobes - £3000 double per room
- Wireless alarm - £1100
- Landscape gardens - TBA Based on spec
- Neff washer dryer (as per Show Home) under stairs - £850





# Suburban tranquillity with urban connectivity.



Barnet boasts an array of fantastic shops, restaurants, cafés and leisure facilities for the whole family to enjoy. One of the standout attractions is Oak Hill Park, just moments away, an expansive green space with sports facilities and a stunning nature reserve.

Excellent transport links keep you connected to central London and beyond, making Burlington Place a prime location for those who value both accessibility and the peace of suburban life.







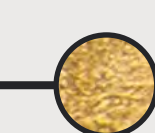
A place where your family  
can grow, thrive and enjoy  
for generations to come.



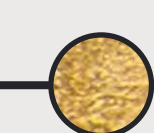
# Convenient connections.



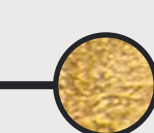
## WALKING FROM BURLINGTON PLACE TO:



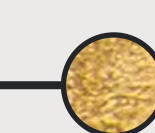
Church Hill Primary School  
0.05 miles / 1 min



Oak Hill Park  
0.1 miles / 3 mins



Oakleigh Park Railway Station  
0.6 miles / 12 mins



East Barnet Village  
0.7 miles / 14 mins



## NATIONAL RAIL FROM OAKLEIGH PARK STATION (12 MINS WALK) TO:



Finsbury Park  
20 mins



King's Cross St Pancras  
30 mins



Moorgate  
30 mins



Stevenage  
40 mins



## UNDERGROUND FROM TOTTERIDGE AND WHETSTONE STATION (26 MINS WALK) TO:



Camden Town  
20 mins



King's Cross St Pancras  
25 mins



Leicester Square  
30 mins



London Waterloo  
35 mins

Travel times are taken from [tfl.gov.uk](https://tfl.gov.uk) and Google Maps.





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