



# LIGHTFIELD

HIGH ST. BARNET

— THE OLD SWAIN & SONS WORKS —

## THE APARTMENTS

LONDON, EN5 5XP

—  
**SHANLY**  
— HOMES —



# LIGHTFIELD

HIGH ST. BARNET

— THE OLD SWAIN & SONS WORKS —

## SEE BARNET IN A NEW LIGHT

DISCOVER YOUR ENVIABLE LIFESTYLE  
AT LIGHTFIELD IN THIS VIBRANT  
BOROUGH, WITH EVERYTHING YOU  
WANT CLOSE BY, YET JUST 30  
MINUTES FROM THE CITY.



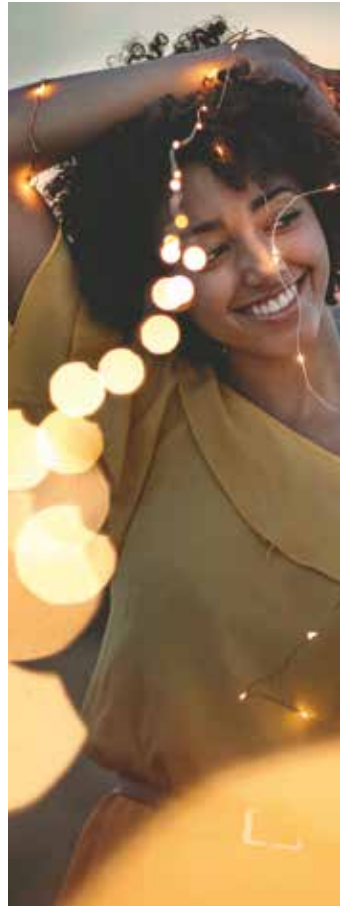
This exclusive collection of one and two bedroom apartments is perfectly placed to make the most of the exciting investment planned for this desirable area. These contemporary homes are just off the High Street, giving excellent access to restaurants, shops, entertainment, leisure facilities and open space.

— SHANLY —  
— HOMES —



# SWITCH ON TO STYLISH LIVING

EXPERIENCE THE BEST OF SOPHISTICATED APARTMENT LIVING AT LIGHTFIELD, WHERE SHANLY HOMES' EXQUISITE DESIGNS MEAN YOU'LL ENJOY FLEXIBLE SPACES FOR THE WAY YOU LOVE TO LIVE.





# A BRIGHTER BARNET IN THE MAKING

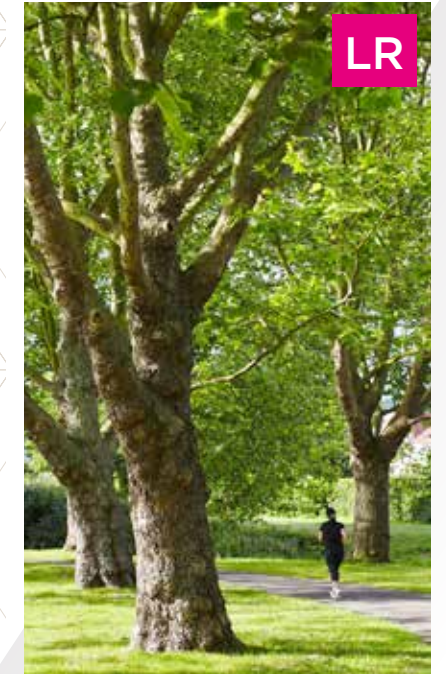
ENJOY YOUR PRECIOUS LEISURE TIME EATING, DRINKING AND SHOPPING IN BARNET'S COLOURFUL ARRAY OF RESTAURANTS, CAFES AND SHOPS IN THIS LIVELY BOROUGH.

A warm welcome awaits in this thriving community, whether you want a coffee break while shopping, lunch with friends or an indulgent dinner, you'll find plenty to tempt your taste buds. This cosmopolitan borough has attractive independent family-run eateries, as well as well-known restaurants, serving cuisine from across the world.



The Spires shopping centre is a minute from Lightfield and here you'll find a Waitrose and Partners, Waterstone's bookshop and a host of stores. The centre is also home to regular food markets, including a vegan market. When you want a little pampering, try the Orchid Retreat day spa. The High Street has a butcher's, baker's, patisserie and shops, including the chic Room 89 lifestyle boutique.

Visit a traditional pub, sip cocktails at a bar or have lunch at the Hadley House or Melange restaurant. At The Black Horse you can enjoy live music, delicious food or try the secret gin garden. The pub is also home to a microbrewery, Barnet Brewery.



BARNET'S PARKS, RECREATION GROUNDS, NATURE SITES AND LEISURE FACILITIES ARE THE JEWELS IN ITS CROWN. WHETHER YOU WANT TO ENJOY AN IMPROMPTU PICNIC OR GET ON YOUR BIKE AND FOLLOW ONE OF THE MANY TRAILS, YOU'LL BE SPOILED FOR WAYS TO RELAX.

Leading a healthy lifestyle is easy thanks to the abundance of green spaces to walk, cycle or run and the excellent sports facilities. Less than 10 minutes' walk away is King George's Fields, 28 hectares of park and open space. There are well-equipped gyms close by and fitness studios, including the New Barnet Leisure Centre, which also has a swimming pool. The area has several sports clubs, including those for running, boxing, tennis, angling, climbing and golf enthusiasts. There is a David Lloyd health club four miles away at Finchley.

You won't have to travel far to find entertainment as Barnet has a colourful array of attractions and events. Highlights include the Summer Soulstice music festival and the two-day Barnet Medieval Festival, both of which attract visitors from across London. Try angling at Jacks Lakes in Hadley Woods, take aim at A1 Clay Shooting, or drive to Hampstead Heath for an open-air swim and then watch an Insta-worthy sunset. Culture lovers can visit Barnet Museum and learn about the Battle of Barnet, take in a show at The Bull Theatre, or a film at the five-screen Everyman cinema.





# THE BRIGHT LIGHTS OF THE CAPITAL IN MINUTES



LR

THE WORLD'S MOST VIBRANT CITY, WITH ITS ENDLESS POSSIBILITIES, IS ON YOUR DOORSTEP AND EASILY ACCESSIBLE BY TRAIN, TUBE OR CAR.

Shopping in London offers every kind of retail therapy from discovering designer clothes or a unique find at a vintage stall, to art and artisan ingredients for that special dish. Malls, markets and the big name stores of Westfield London, Bond Street, Oxford Street and Knightsbridge will all vie for your attention.

Endless entertainment, epic adventures and life-changing experiences await 24/7 in Central London, with its unrivalled history, culture and top-class music and sports venues. What could be better than taking in a West End show then tucking into some delicious food at a Michelin-star restaurant, a street food market or a sky-high sushi restaurant? Support your favourite team or band, or dance until dawn at a club. With so many world famous attractions within easy reach, you can try something new every weekend.



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## LIGHTFIELD - ON POLE POSITION FOR THE NORTHERN LINE



Travelling into the capital for work or pleasure couldn't be simpler, with High Barnet Underground Station just a 12-minute walk away. Frequent Northern Line trains connect you to King's Cross and St Pancras International in a little over half an hour and open up connections across London.

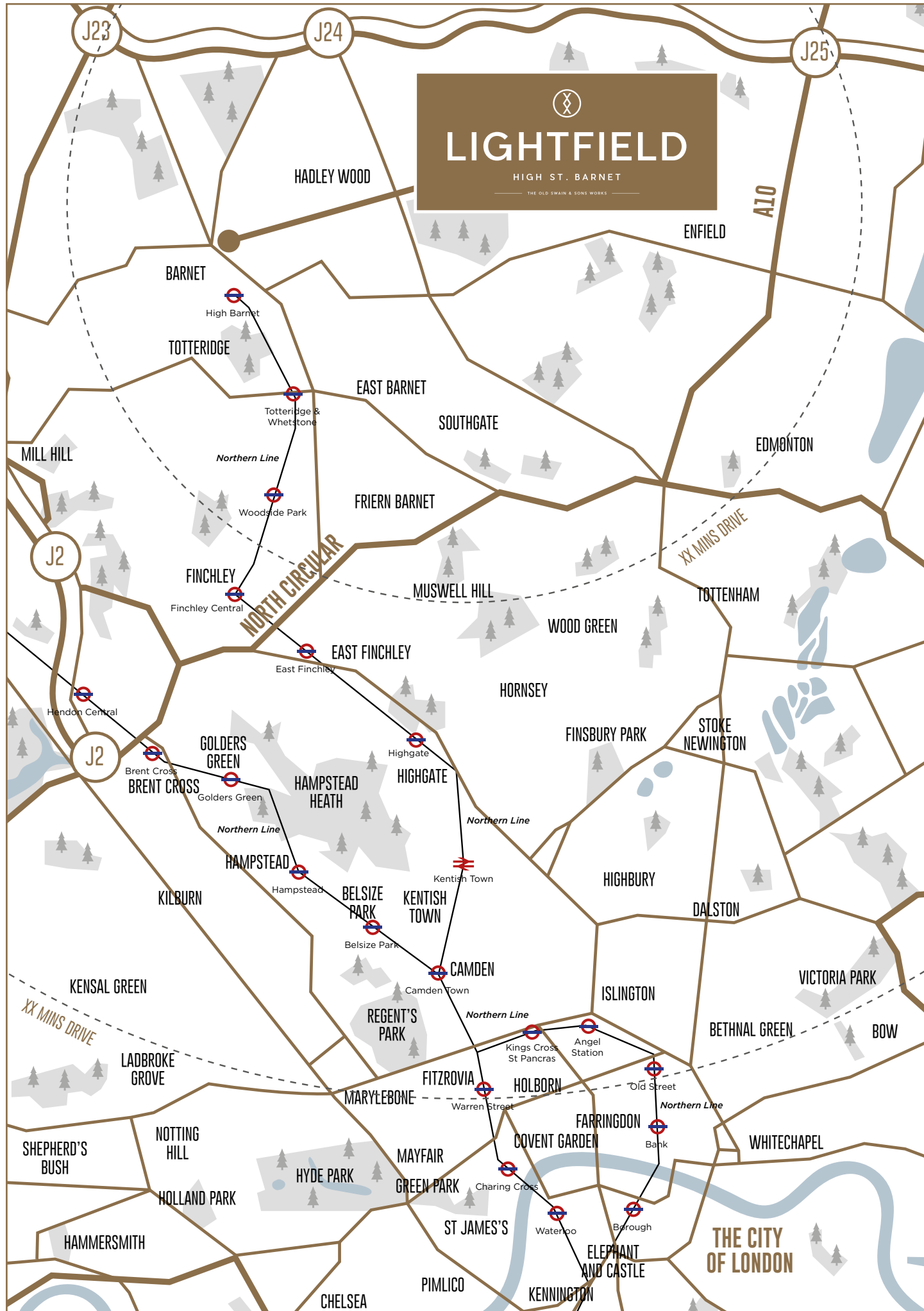


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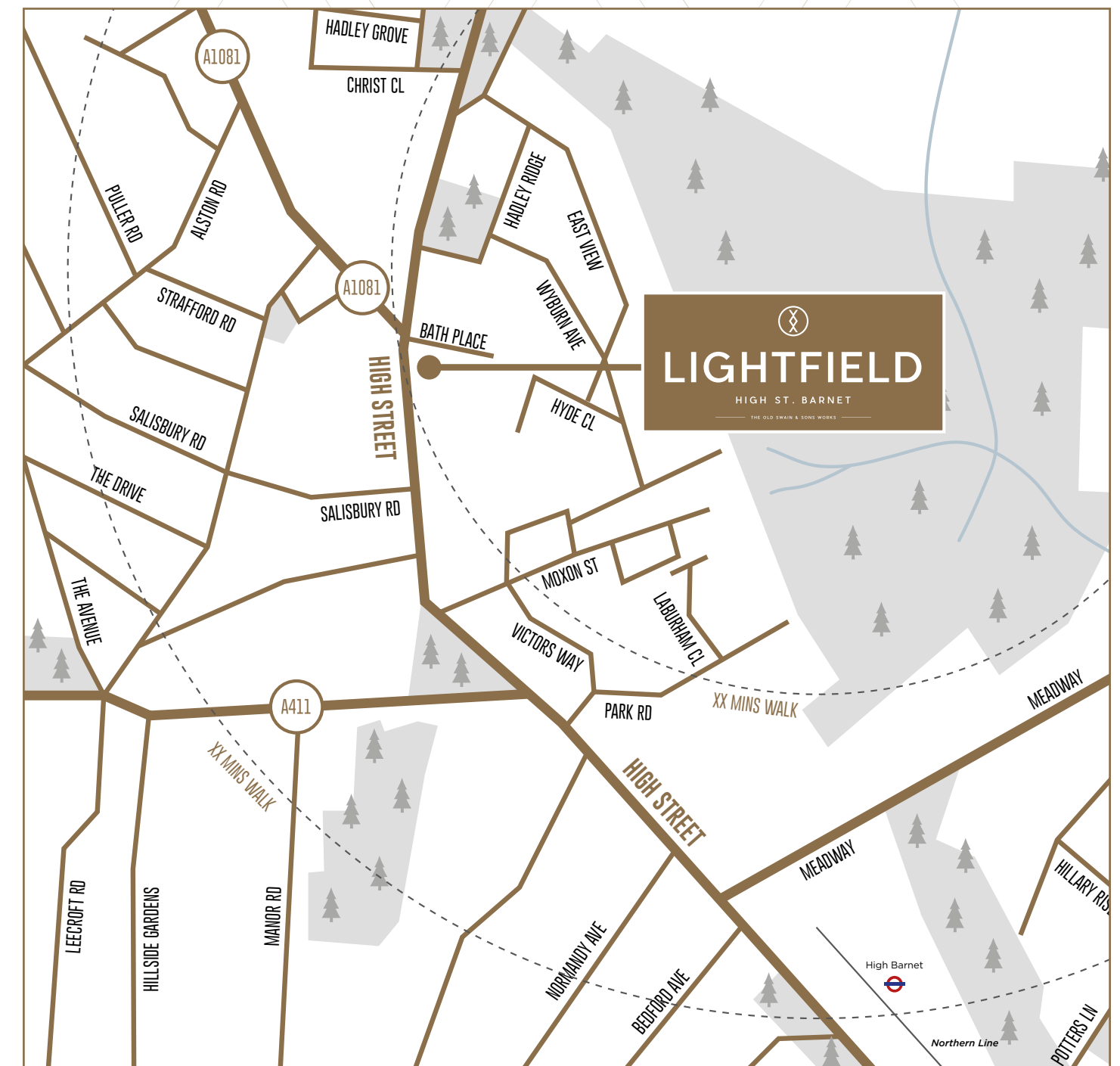


New Barnet overground station is less than two miles from Lightfield and from here you can be in Moorgate in 32 minutes or Welwyn Garden City in 19 minutes. Road links to the M25, M1 and A1 give excellent access to Central London and the North.





LIGHTFIELD'S HIGH STREET LOCATION MEANS THE HIGH STREET SHOPS AND AMENITIES ARE CONVENIENTLY CLOSE, WHENEVER YOU WANT TO GET SOMETHING SPECIAL FOR DINNER OR MEET FRIENDS FOR A COFFEE.





Show home photograph from previous Shanly Homes show home.

# INTRODUCING YOUR NEW APARTMENT



PREPARE TO BE IMPRESSED BY THE BEAUTIFUL CONTEMPORARY DESIGN OF YOUR NEW HOME AND THE SUPERIOR FINISHES IN EVERY ROOM.

Boasting stylish and practical layouts to maximise space and comfort, a stunning apartment at Lightfield is somewhere you'll be proud to call home. Showcasing clever design touches throughout, these homes also feature the superb specification you would expect from award-winning Shanly Homes.

The welcoming hallway gives your apartment a feeling of space and leads to the kitchen/dining space/living area which will be the hub of your home. Enjoy preparing meals for friends in your kitchen with its Siemens and Bosch appliances, including an oven, gas hob, integrated combi microwave oven, fridge/freezer, dishwasher and washer/dryer. With gas central heating throughout and underfloor heating in the bathroom, you'll feel cosy. A one bedroom apartment boasts modern open-plan living. A two bedroom apartment is ideal if you need more space, or if you want an extra room to work from home. These homes benefit from an en-suite shower room and most of the two bedroom apartments at Lightfield also have a generous balcony, which adds an extra space for entertaining.

# THE SITE PLAN



When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only.

C/S = Cycle Store  
B/S = Bin Store



## APARTMENT 9 ONE BEDROOM

**Kitchen/Living/Dining Area**  
6.30m x 4.00m    20' 7" x 13' 1"

**Bedroom**  
4.00m x 3.60m    13' 1" x 11' 8"

**Total area**  
57.3m<sup>2</sup>            617 sq ft



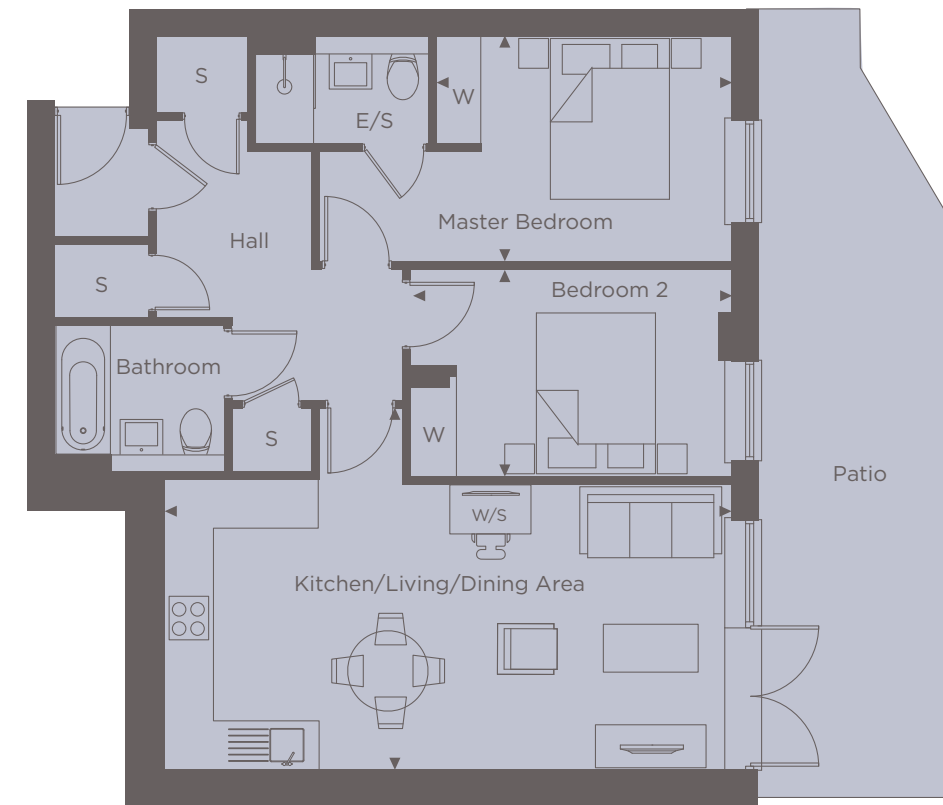
## APARTMENT 10 TWO BEDROOM

**Kitchen/Living/Dining Area**  
7.50m x 3.80m    24' 6" x 12' 5"

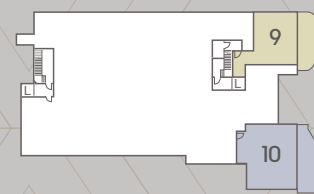
**Master Bedroom**  
5.40m x 3.00m    17' 9" x 9' 8"

**Bedroom 2**  
4.20m x 2.80m    13' 8" x 9' 2"

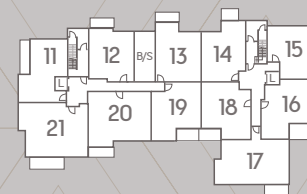
**Total area**  
78.7m<sup>2</sup>            845 sq ft



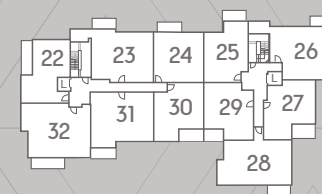
Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. Please contact sales consultant for more information.



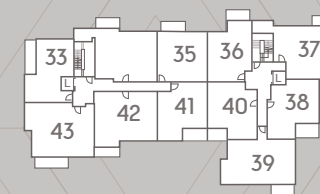
LOWER GROUND FLOOR



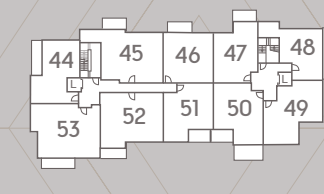
GROUND FLOOR



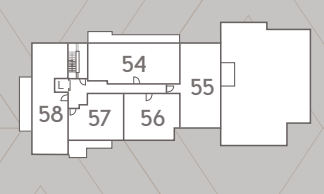
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR





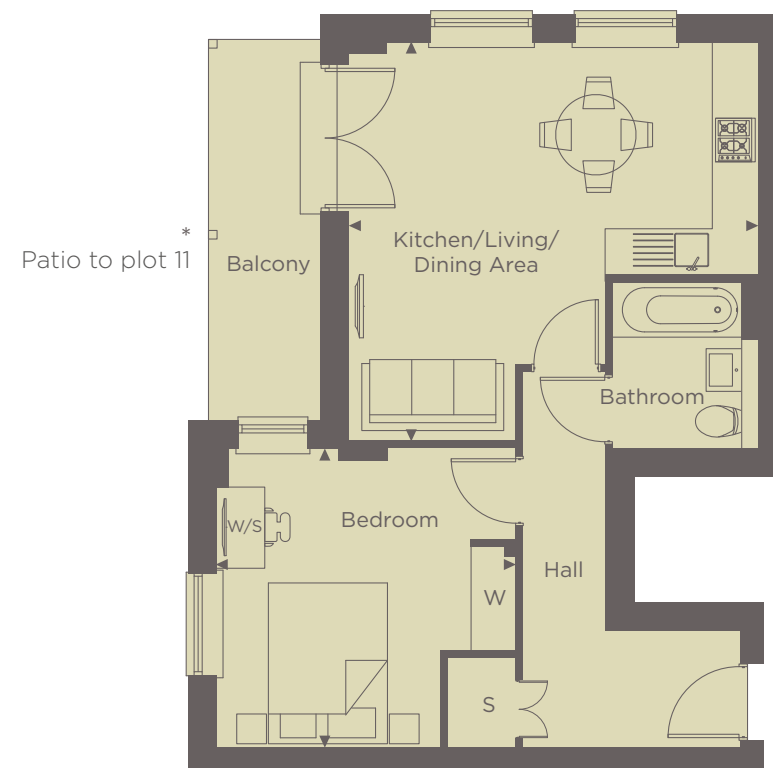
## APARTMENT 11, 22, 33 & 44

### ONE BEDROOM

**Kitchen/Living/Dining Area**  
5.40m x 5.20m 17' 9" x 17' 1"

**Bedroom**  
4.00m x 3.90m 13' 1" x 12' 8"

**Total area**  
51.6m<sup>2</sup> 555 sq ft



## APARTMENT 21, 32, 43 & 53

### TWO BEDROOM

**Kitchen/Living/Dining Area**  
8.00m x 4.40m 26' 2" x 14' 4"

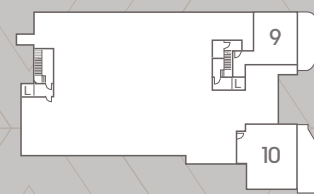
**Master Bedroom**  
4.40m x 2.90m 14' 4" x 9' 5"

**Bedroom 2**  
4.40m x 2.80m 14' 4" x 9' 2"

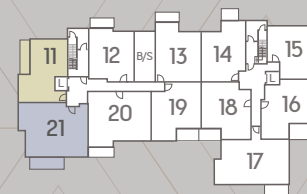
**Total area**  
75.7m<sup>2</sup> 815 sq ft



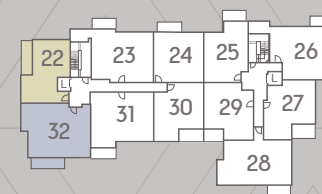
Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. \* Patio to Apartment 11. Please contact sales consultant for more information.



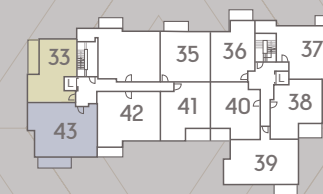
LOWER GROUND FLOOR



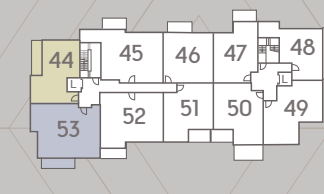
GROUND FLOOR



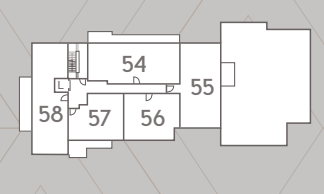
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



## APARTMENT 23, 34 & 45

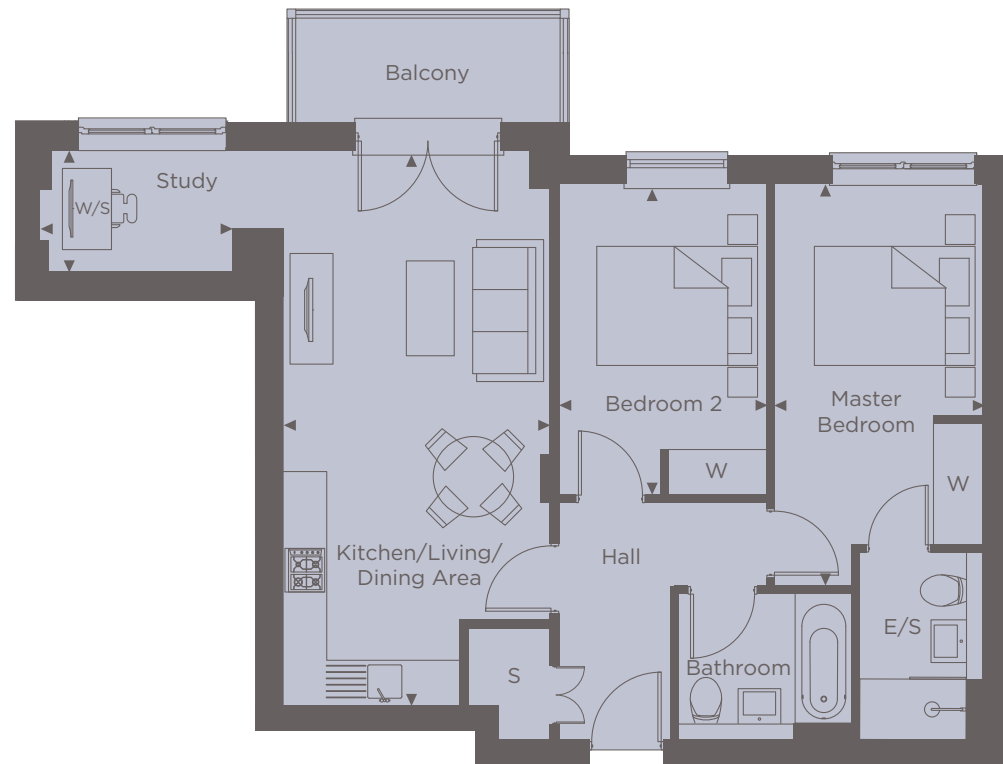
### TWO BEDROOM

**Kitchen/Living/Dining Area**  
7.30m x 3.50m 23' 9" x 11' 5"

**Master Bedroom**  
5.30m x 2.80m 17' 4" x 9' 2"

**Bedroom 2**  
4.10m x 2.80m 13' 4" x 9' 2"

**Total area**  
77.3m<sup>2</sup> 832 sq ft



## APARTMENT 24, 35 & 46

### ONE BEDROOM

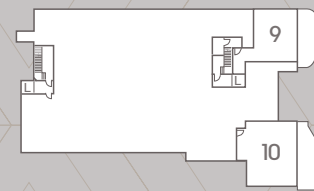
**Kitchen/Living/Dining Area**  
7.30m x 3.60m 23' 9" x 11' 8"

**Bedroom**  
4.10m x 3.60m 13' 4" x 11' 8"

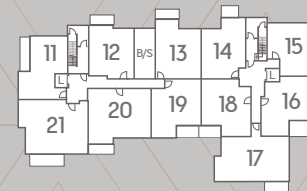
**Total area**  
53.1m<sup>2</sup> 572 sq ft



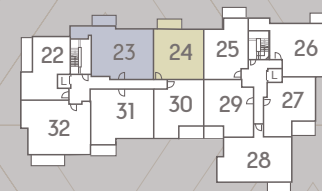
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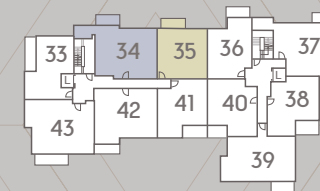
LOWER GROUND FLOOR



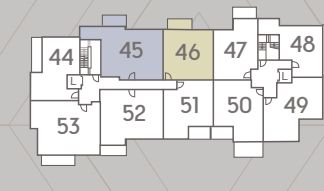
GROUND FLOOR



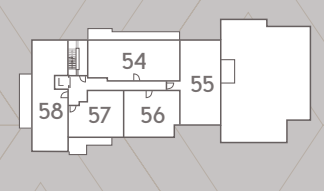
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



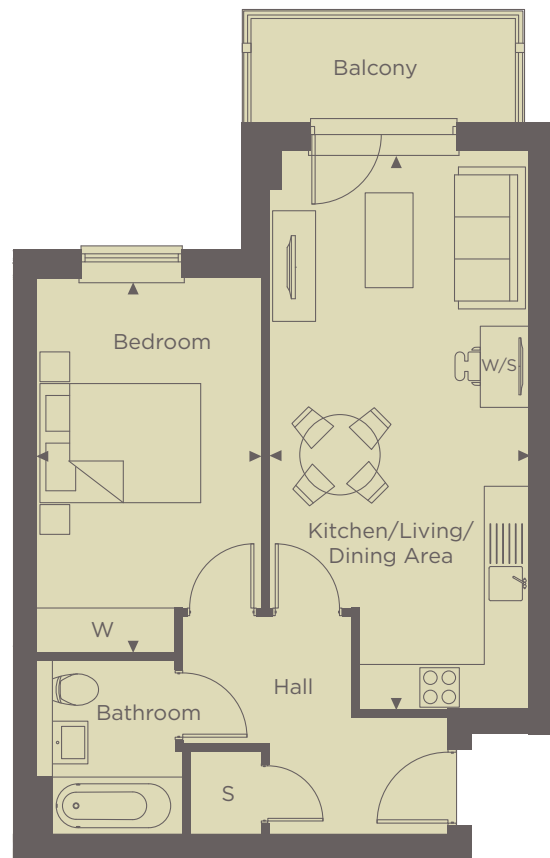
## APARTMENT 25, 36 & 47

### ONE BEDROOM

**Kitchen/Living/Dining Area**  
7.40m x 3.40m 24' 3" x 11' 2"

**Bedroom**  
4.90m x 3.00m 16' 1" x 9' 8"

**Total area**  
51.3m<sup>2</sup> 552 sq ft



## APARTMENT 26 & 37

### TWO BEDROOM

**Kitchen/Living/Dining Area**  
7.80m x 5.50m 25' 6" x 18' 0"

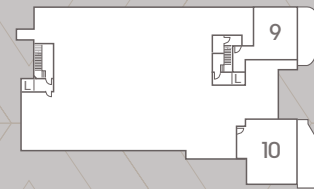
**Master Bedroom**  
4.00m x 2.90m 13' 1" x 9' 5"

**Bedroom 2**  
4.00m x 2.80m 13' 1" x 9' 2"

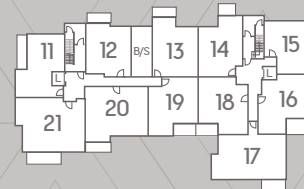
**Total area**  
73.0m<sup>2</sup> 786 sq ft



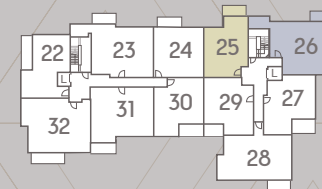
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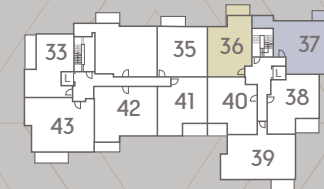
LOWER GROUND FLOOR



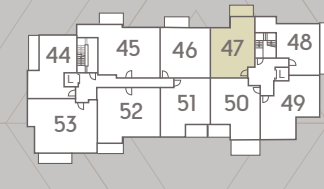
GROUND FLOOR



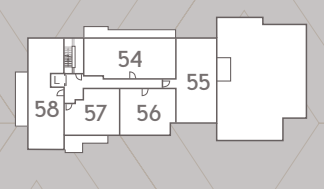
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



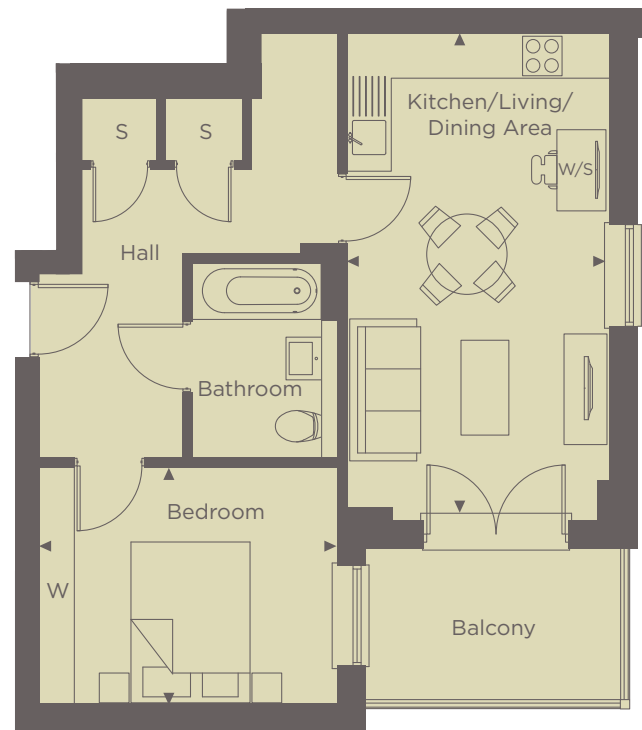
## APARTMENT 27 & 38

ONE BEDROOM

**Kitchen/Living/Dining Area**  
6.40m x 3.50m 21' 0" x 11' 5"

**Bedroom**  
3.90m x 3.10m 12' 8" x 10' 2"

**Total area**  
53.8m<sup>2</sup> 579 sq ft



## APARTMENT 28 & 39

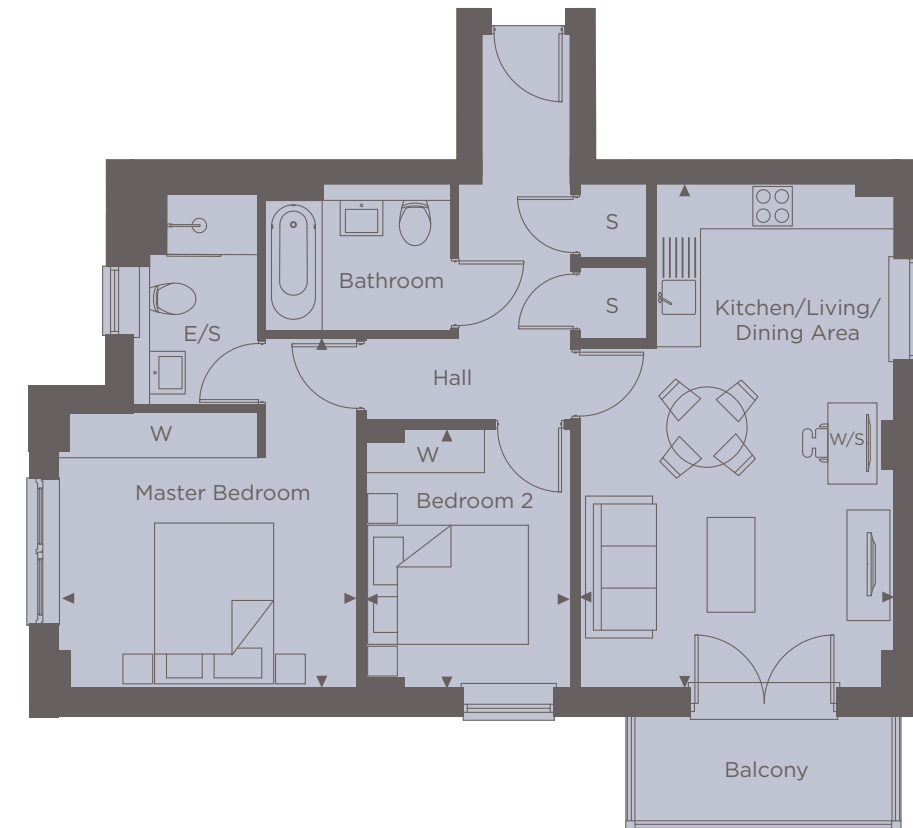
TWO BEDROOM

**Kitchen/Living/Dining Area**  
6.70m x 4.20m 22' 0" x 13' 8"

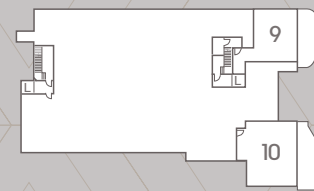
**Master Bedroom**  
4.60m x 3.90m 15' 1" x 12' 8"

**Bedroom 2**  
3.40m x 2.80m 11' 2" x 9' 1"

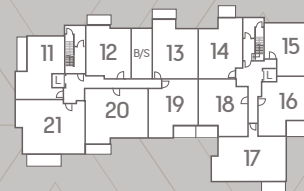
**Total area**  
66.8m<sup>2</sup> 719 sq ft



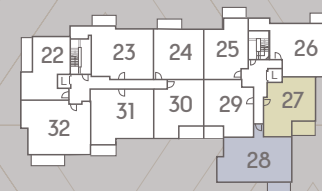
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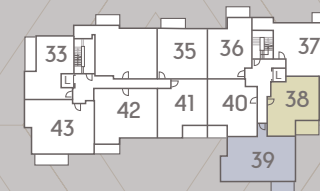
LOWER GROUND FLOOR



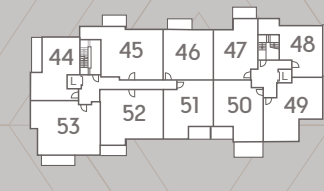
GROUND FLOOR



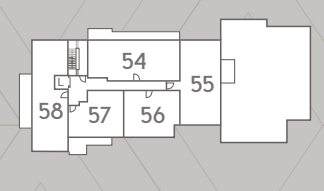
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



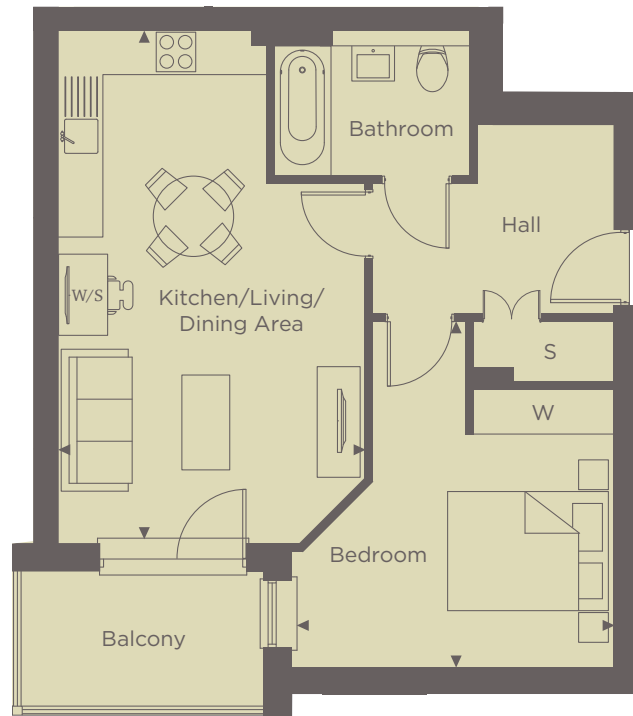
## APARTMENT 29 & 40

### ONE BEDROOM

**Kitchen/Living/Dining Area**  
6.70m x 4.00m    22' 0" x 13' 1"

**Bedroom**  
4.60m x 4.30m    15' 1" x 14' 1"

**Total area**  
54.0m<sup>2</sup>            581 sq ft



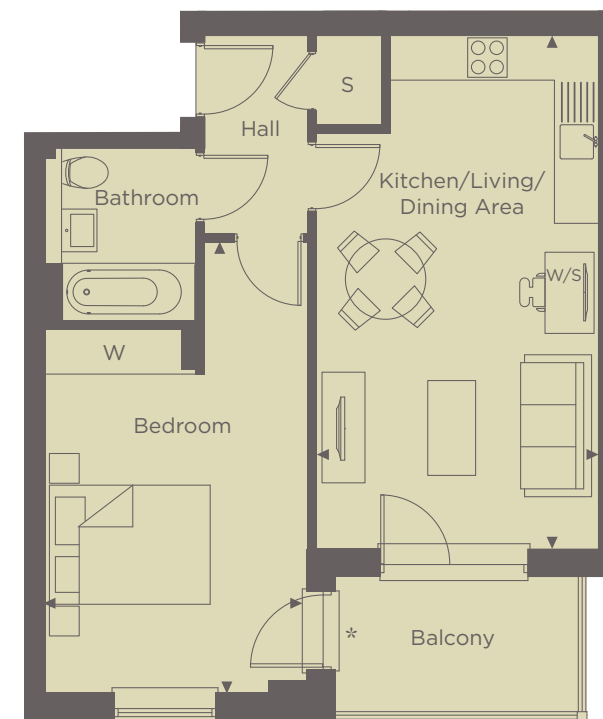
## APARTMENT 30 & 41

### ONE BEDROOM

**Kitchen/Living/Dining Area**  
6.80m x 3.70m    22' 3" x 12' 1"

**Bedroom**  
6.00m x 3.50m    19' 7" x 11' 5"

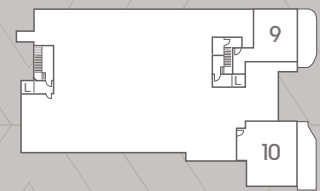
**Total area**  
52.4m<sup>2</sup>            566 sq ft



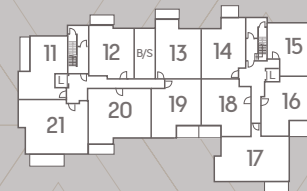
\*Balcony door to Apartment 30 only



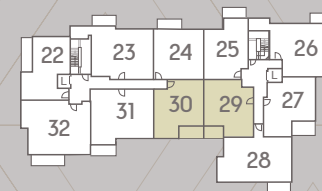
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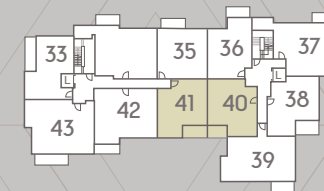
LOWER GROUND FLOOR



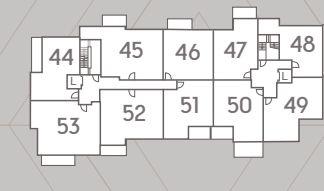
GROUND FLOOR



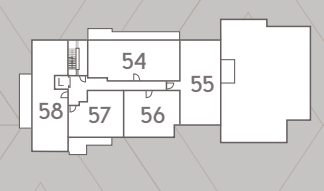
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



# APARTMENT 31 & 42

TWO BEDROOM

**Kitchen/Living/Dining Area**  
8.20m x 3.60m    26' 9" x 11' 8"

**Master Bedroom**  
5.20m x 2.80m    17' 1" x 9' 2"

**Bedroom 2**  
4.00m x 2.80m    13' 1" x 9' 2"

**Total area**  
70.3m<sup>2</sup>            757 sq ft



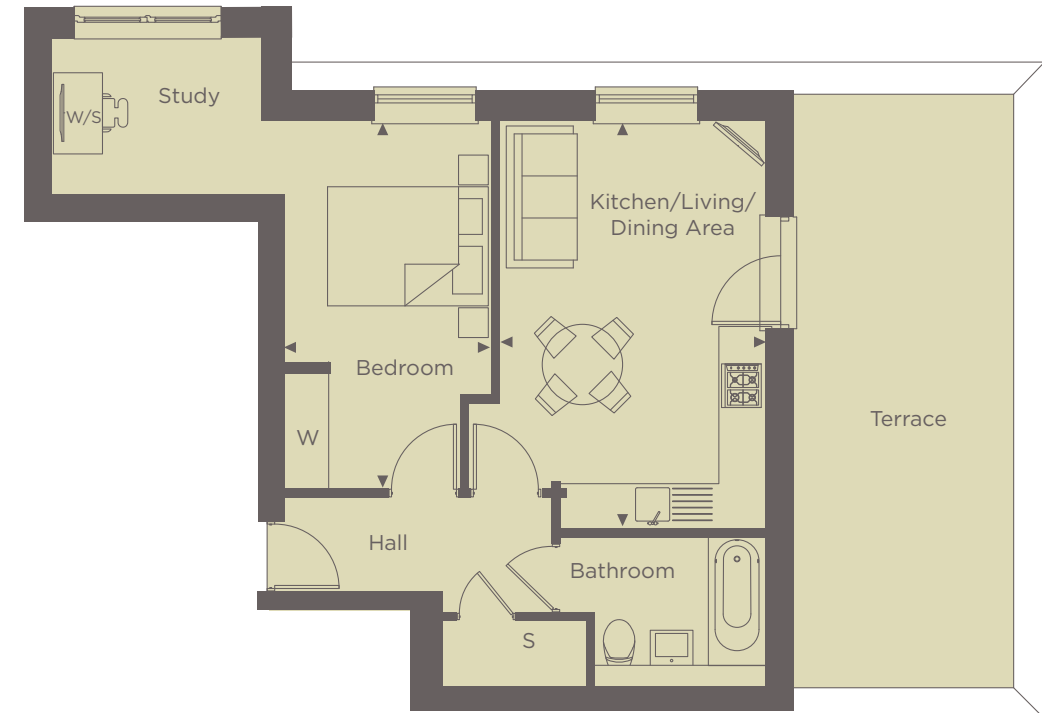
# APARTMENT 48

ONE BEDROOM

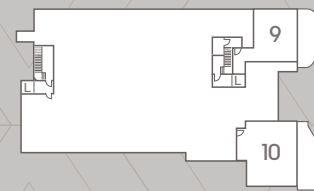
**Kitchen/Living/Dining Area**  
5.10m x 3.10m    16' 8" x 10' 2"

**Bedroom 1**  
4.80m x 3.00m    15' 8" x 9' 8"

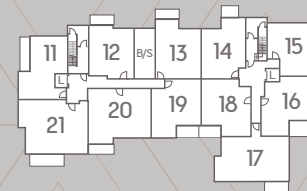
**Total area**  
47.6m<sup>2</sup>            512 sq ft



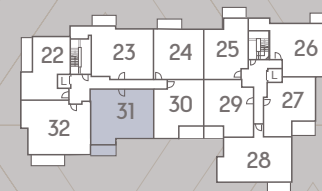
Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. Please contact sales consultant for more information.



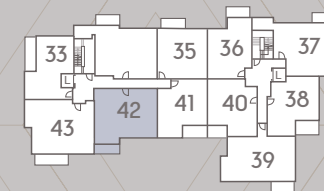
LOWER GROUND FLOOR



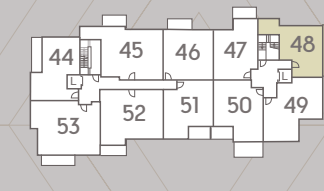
GROUND FLOOR



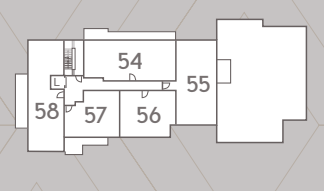
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



## APARTMENT 49

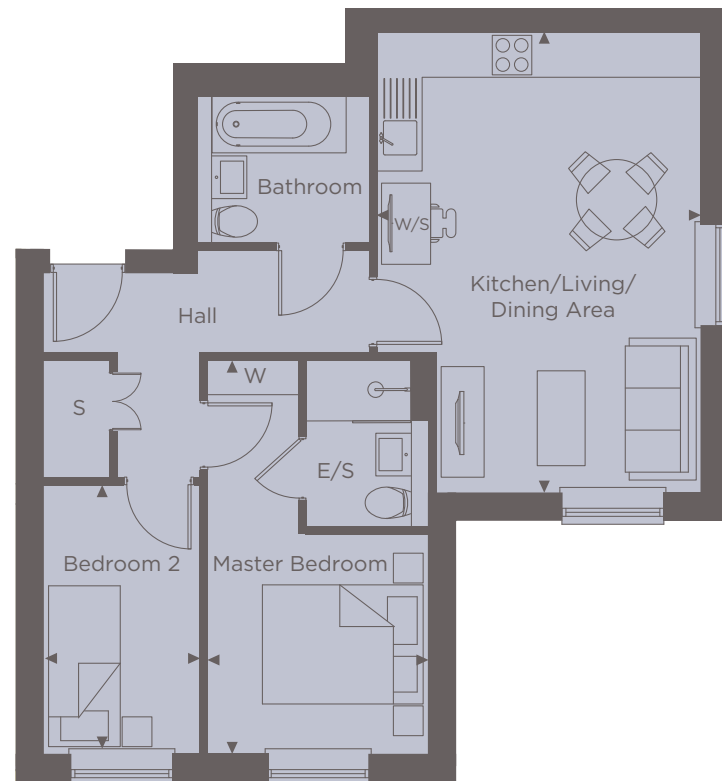
### TWO BEDROOM

**Kitchen/Living/Dining Area**  
6.10m x 4.20m 20' 0" x 13' 8"

**Master Bedroom**  
5.20m x 2.90m 17' 1" x 9' 5"

**Bedroom 2**  
3.50m x 2.10m 11' 5" x 6' 9"

**Total area**  
61.2m<sup>2</sup> 659 sq ft



## APARTMENT 50

### ONE BEDROOM

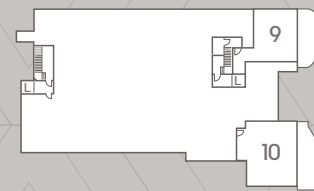
**Kitchen/Living/Dining Area**  
6.50m x 4.30m 21' 3" x 14' 1"

**Bedroom**  
4.70m x 2.90m 15' 4" x 9' 5"

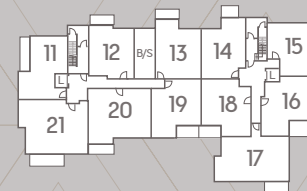
**Total area**  
57.1m<sup>2</sup> 615 sq ft



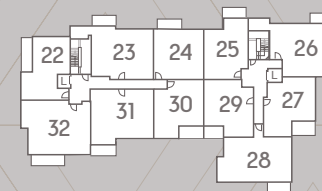
Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. Please contact sales consultant for more information.



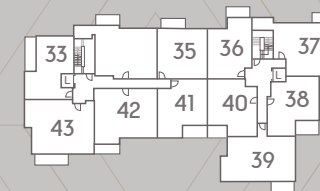
LOWER GROUND FLOOR



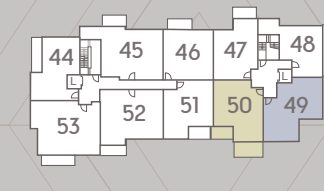
GROUND FLOOR



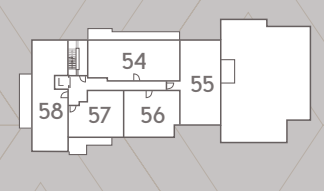
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



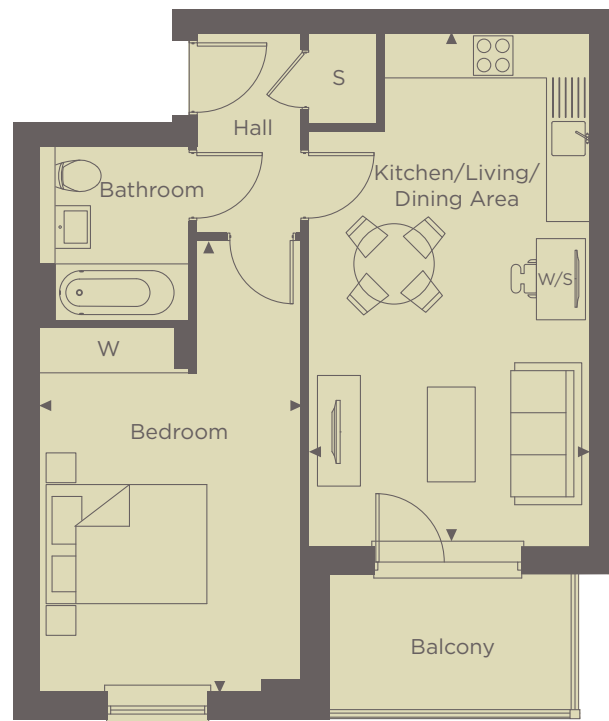
# APARTMENT 51

## ONE BEDROOM

**Kitchen/Living/Dining Area**  
6.80m x 3.70m    22' 3" x 12' 1"

**Bedroom**  
6.00m x 3.50m    19' 7" x 11' 5"

**Total area**  
52.4m<sup>2</sup>            564 sq ft



# APARTMENT 52

## TWO BEDROOM

**Kitchen/Living/Dining Area**  
8.20m x 3.60m    26' 9" x 11' 8"

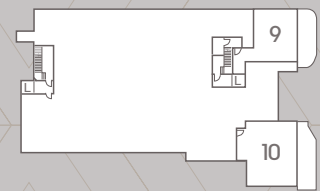
**Master Bedroom**  
5.20m x 2.80m    17' 1" x 9' 2"

**Bedroom 2**  
4.00m x 2.80m    13' 1" x 9' 2"

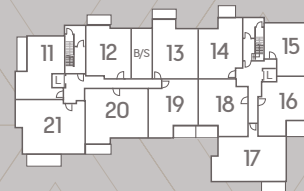
**Total area**  
70.6m<sup>2</sup>            760 sq ft



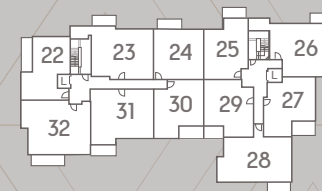
Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. Please contact sales consultant for more information.



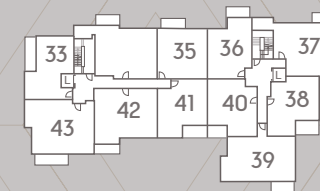
LOWER GROUND FLOOR



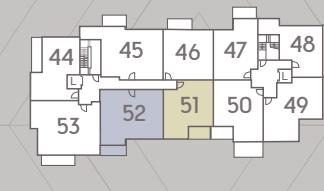
GROUND FLOOR



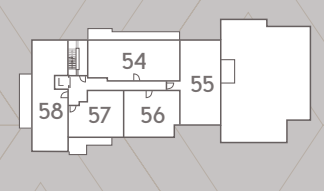
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR





# APARTMENT 54

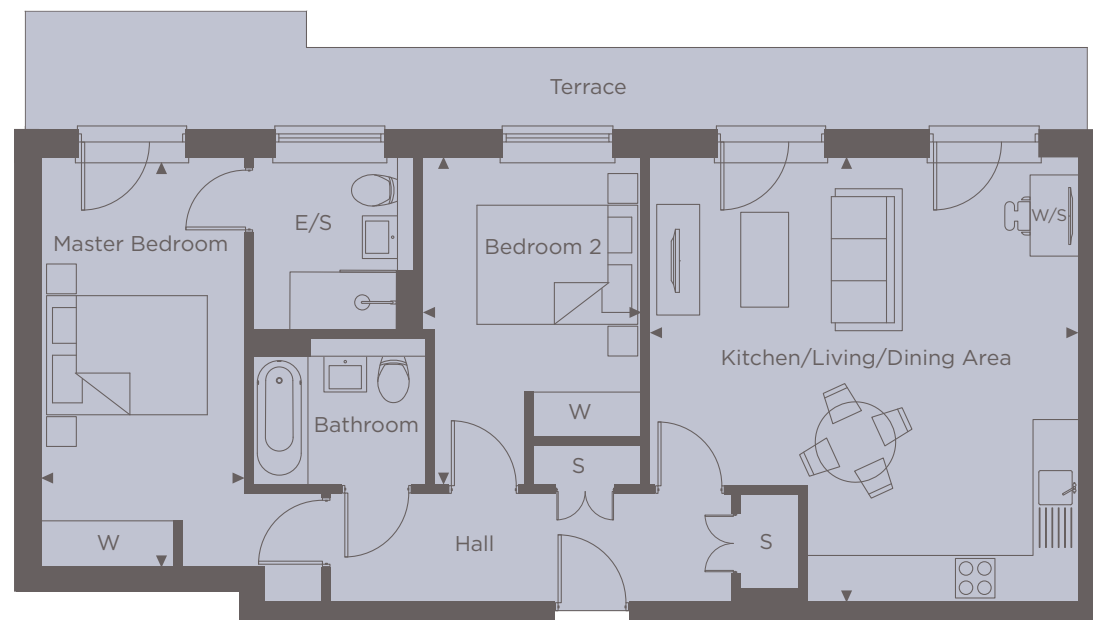
TWO BEDROOM

**Kitchen/Living/Dining Area**  
5.90m x 5.70m 19' 4" x 18' 7"

**Master Bedroom**  
5.40m x 2.70m 17' 7" x 8' 9"

**Bedroom 2**  
4.30m x 2.90m 14' 1" x 9' 5"

**Total area**  
78.7m<sup>2</sup> 847 sq ft



# APARTMENT 55

TWO BEDROOM

**Kitchen/Living/Dining Area**  
6.10m x 5.90m 20' 0" x 19' 4"

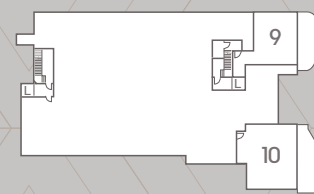
**Master Bedroom**  
6.40m x 3.00m 21' 0" x 9' 8"

**Bedroom 2**  
5.00m x 2.90m 16' 4" x 9' 5"

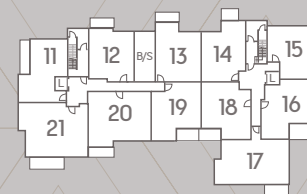
**Total area**  
77.0m<sup>2</sup> 829 sq ft



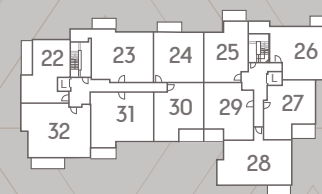
Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. Please contact sales consultant for more information.



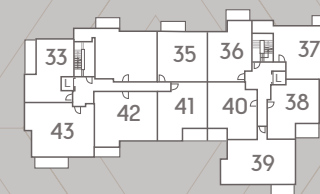
LOWER GROUND FLOOR



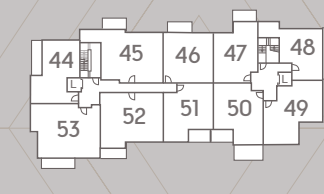
GROUND FLOOR



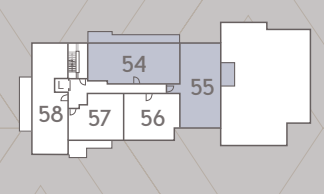
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



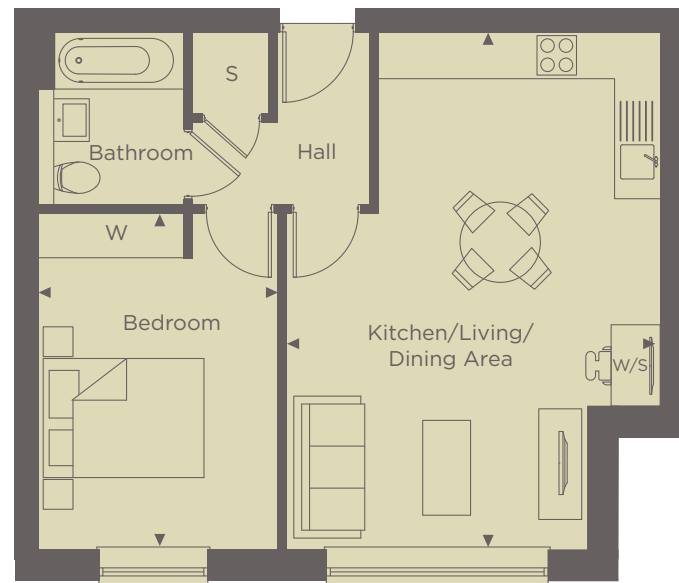
## APARTMENT 56

### ONE BEDROOM

**Kitchen/Living/Dining Area**  
6.80m x 4.90m    22' 3" x 16' 1"

**Bedroom**  
4.50m x 3.20m    14' 8" x 10' 6"

**Total area**  
54.2m<sup>2</sup>            583 sq ft



## APARTMENT 57

### TWO BEDROOM

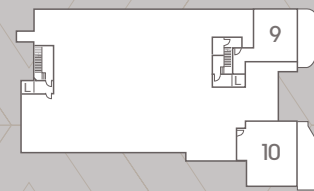
**Kitchen/Living/Dining Area**  
6.90m x 3.90m    22' 6" x 12' 8"

**Bedroom**  
4.20m x 3.40m    13' 8" x 11' 2"

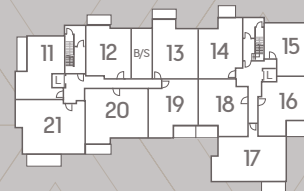
**Total area**  
49.5m<sup>2</sup>            533 sq ft



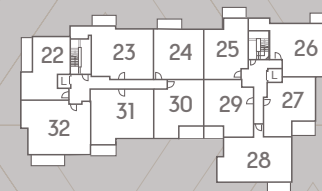
Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. Please contact sales consultant for more information.



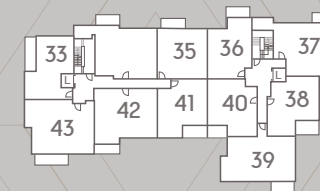
LOWER GROUND FLOOR



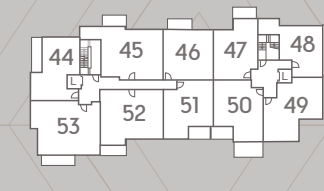
GROUND FLOOR



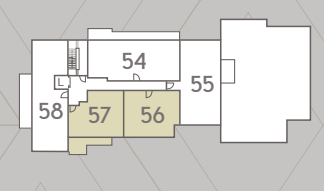
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

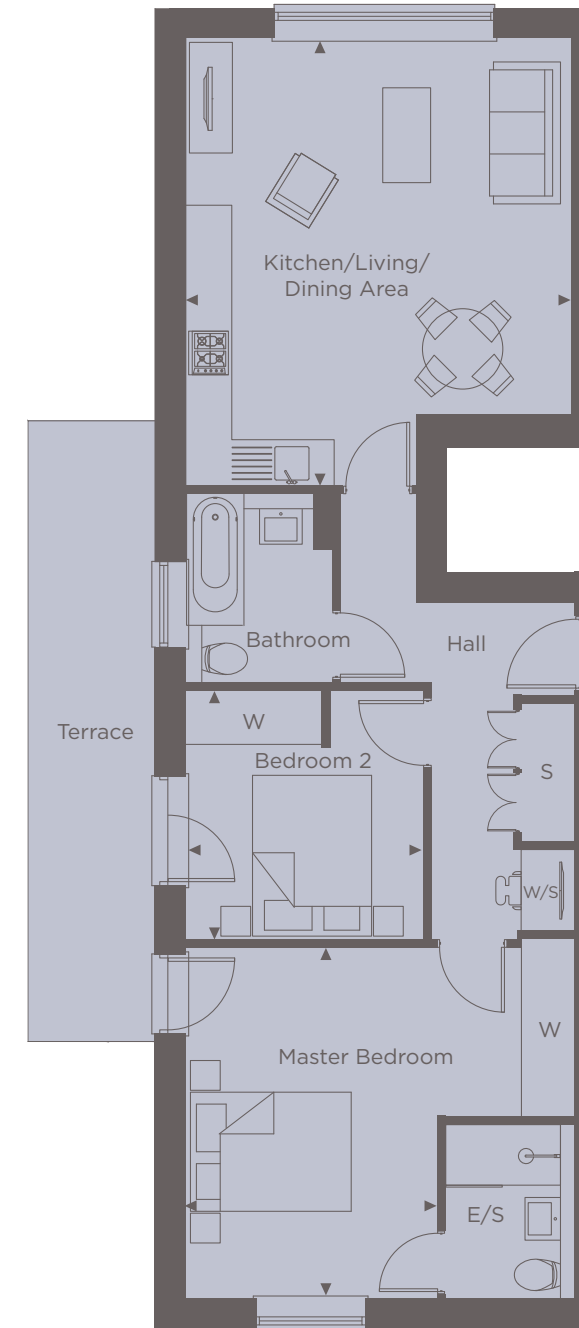


Show home photography from previous Shanly Homes show home.

## APARTMENT 58

### TWO BEDROOM

<b>Kitchen/Living/Dining Area</b>	5.90m x 5.10m	19' 4" x 16' 7"
<b>Master Bedroom</b>	5.10m x 4.60m	16' 7" x 15' 1"
<b>Bedroom 2</b>	3.30m x 3.10m	10' 8" x 10' 2"
<b>Total area</b>	<b>79.7m<sup>2</sup></b>	<b>857.9 sq ft</b>



# INTRODUCING YOUR NEW PENTHOUSE



## A STUNNING TWO BEDROOM TOP FLOOR PENTHOUSE BOASTING FANTASTIC VIEWS.

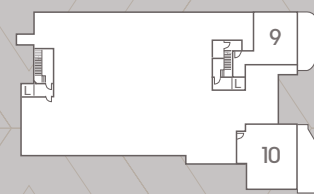
This unique luxury penthouse with an expansive terrace offers luxury living in a perfect location.

The hallway entices you in leading to the kitchen/living/dining area with a fully integrated kitchen boasting modern appliances, whilst also offering space for home working. The master bedroom features an en-suite, fitted wardrobes and access to the terrace offering the perfect place to relax in the morning. The second bedroom has space for a double bed and also features access to the terrace.

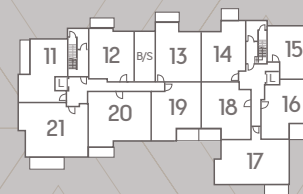
The penthouse is complete with a stylish bathroom offering sleek chrome accessories, plenty of storage space and parking.



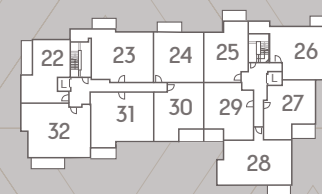
Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. E/S denotes en-suite. W/S denotes workstation. Please contact sales consultant for more information.



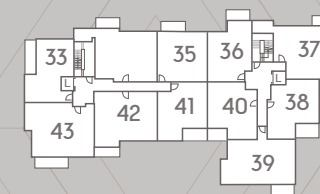
LOWER GROUND FLOOR



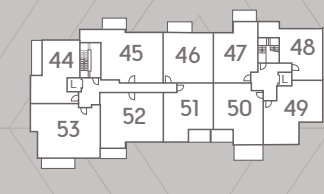
GROUND FLOOR



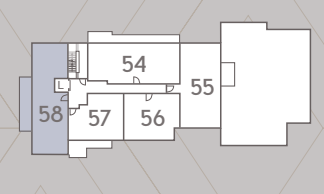
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



Show home photography from previous Shanly Homes show home.



### INTERIOR

- Valiant high efficiency compact gas boiler
- Underfloor heating
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss, all windows have security locks
- Vicaima Visual Sensation internal doors with cross directional woodgrain in Alpine
- White sockets and switches throughout
- Individually switched LED and pendant lighting (where specified)
- Media plate to living room providing connectivity to your audio visual devices
- Wired for Sky Q and terrestrial television (Sky account required)
- Quality fitted wardrobes with shelf and hanging rail to master bedroom
- Mains powered smoke detectors with battery back up

### BATHROOM & EN-SUITES

- Ideal standard white porcelain sanitaryware with soft closing toilet seats
- Contemporary chrome brassware throughout
- Thermostatically controlled showers
- Low profile shower tray
- Toughened glass and stainless steel shower enclosures to certain plots
- Luxury Minoli tiles to floors and part feature walls. Full height tiling around bath
- Mirror over basin
- Chrome heated towel rail
- Recessed LED downlights
- Extractor fans with delayed cut off

### ENVIRONMENTAL FEATURES

- We take our responsibilities to our environment seriously and aim to incorporate the latest technology to conserve natural resources
- High level of wall, floor and roof insulation to limit heat loss during the winter
- A rated kitchen appliances, where possible, to reduce energy and water usage
- Dual flush mechanisms to all toilets to reduce water usage
- Low energy light fittings to all apartments

## ILLUMINATING STYLE

### KITCHEN

Our professionally designed and bespoke kitchens incorporate the following high quality features and appliances:

- Contemporary high gloss kitchen units featuring soft closing doors and drawers
- 20mm composite stone worktop with 100mm upstand
- Composite stone splashback behind hob
- Siemens integrated appliances including a fan assisted single oven
- Integrated induction hob
- Extractor hood
- Bosch integrated full height fridge/freezer, integrated washer dryer, integrated dishwasher
- Stainless steel sink to kitchen
- Chrome mixer tap
- Clever storage solutions
- Stylish LED feature lighting to the underside of the wall units
- Recessed LED downlights to kitchen





The Arc, Aylesbury.

# OUR COMMITMENT TO YOU

## YOUR HOME

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high-specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East.

All our new homes benefit from an industry recognised 10-year insurance backed guarantee.



Hillgrove House, Egdware.

## YOUR ENVIRONMENT

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

Through our partnership with the Woodland Trust, we plant 10 trees for every apartment we build and 20 trees for every house. The trees are planted in some of their 1,000 woods and we are proud to support them in their mission to double the amount of native woodland covering the UK.

From the procurement of energy efficient and sustainable materials to the use of thermal efficient methods of build and effective disposal of waste, our team work hard to ensure that we minimise the environmental impact of our operations without compromising on quality.

Our partnership with Community Wood Recycling is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, re-sold or recycled.

We are committed to making life easier for the wildlife living within our natural habitats so we fit bird boxes in the gardens and communal areas of all our developments and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life.

We pay for a year-long RSPB subscription for our new homes customers which enables them to visit any RSPB centre in the UK free-of-charge plus receive newsletters and updates from the RSPB.

We also provide ongoing financial support to Plant Heritage to conserve the diversity of garden plants for people to use and enjoy.



The Croft, Binfield.

## YOUR COMMUNITY

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation, which is financed entirely by the profits generated by the Shanly Group of companies.

To date Shanly Group and Shanly Foundation have contributed in excess of £25m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.



SHANLY  
HOMES

SHANLYHOMES.COM