



LIGHTFIELD

HIGH ST. BARNET

— THE OLD SWAIN & SONS WORKS —

THE HOUSES

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 GREENEST
OF BOROUGHES, WITH EVERYTHING
YOU WANT CLOSE BY, YET JUST 30
MINUTES FROM THE CITY.



This exclusive collection of eight elegant houses are perfectly placed to make the most of the exciting investment planned for this desirable area. These four bedroom family homes have excellent access to schools, shops, leisure facilities and open space.

SHANLY
— HOMES —



SWITCH ON TO STYLISH LIVING

EXPERIENCE THE BEST OF SOPHISTICATED TOWNHOUSE 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.

Indulge in retail therapy or dine in style: a warm welcome awaits in this thriving community. Whether you want a coffee break while shopping, an indulgent dinner or a trip to Lewis of London Ice Cream Farm, you'll find plenty to tempt your taste buds.



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 at New Barnet Leisure Centre, which also has a swimming pool. The area has several clubs for all ages, including those for running, boxing, tennis, climbing and golf enthusiasts.



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.

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.

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. For a family day out take the Go Ape Treetop Challenge, tackle the Tudor Park Footgolf Course or visit Malibus Soft Play. 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 Everyman cinema. Playing fields and children's play areas include the Old Courthouse Recreation Grounds, which is a short walk away.





THE BRIGHT LIGHTS OF THE CAPITAL IN MINUTES



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

Make unforgettable family memories on a trip to the Natural History Museum, Madame Tussaud's or the Sea Life London Aquarium. See your favourite team or band, or simply enjoy shopping; with so many world famous attractions within easy reach, you can try something new every weekend.

Epic adventures and life-changing experiences await 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, tucking into some delicious food and then enjoying the views from the London Eye?



LIGHTFIELD - ON POLE POSITION FOR THE NORTHERN LINE

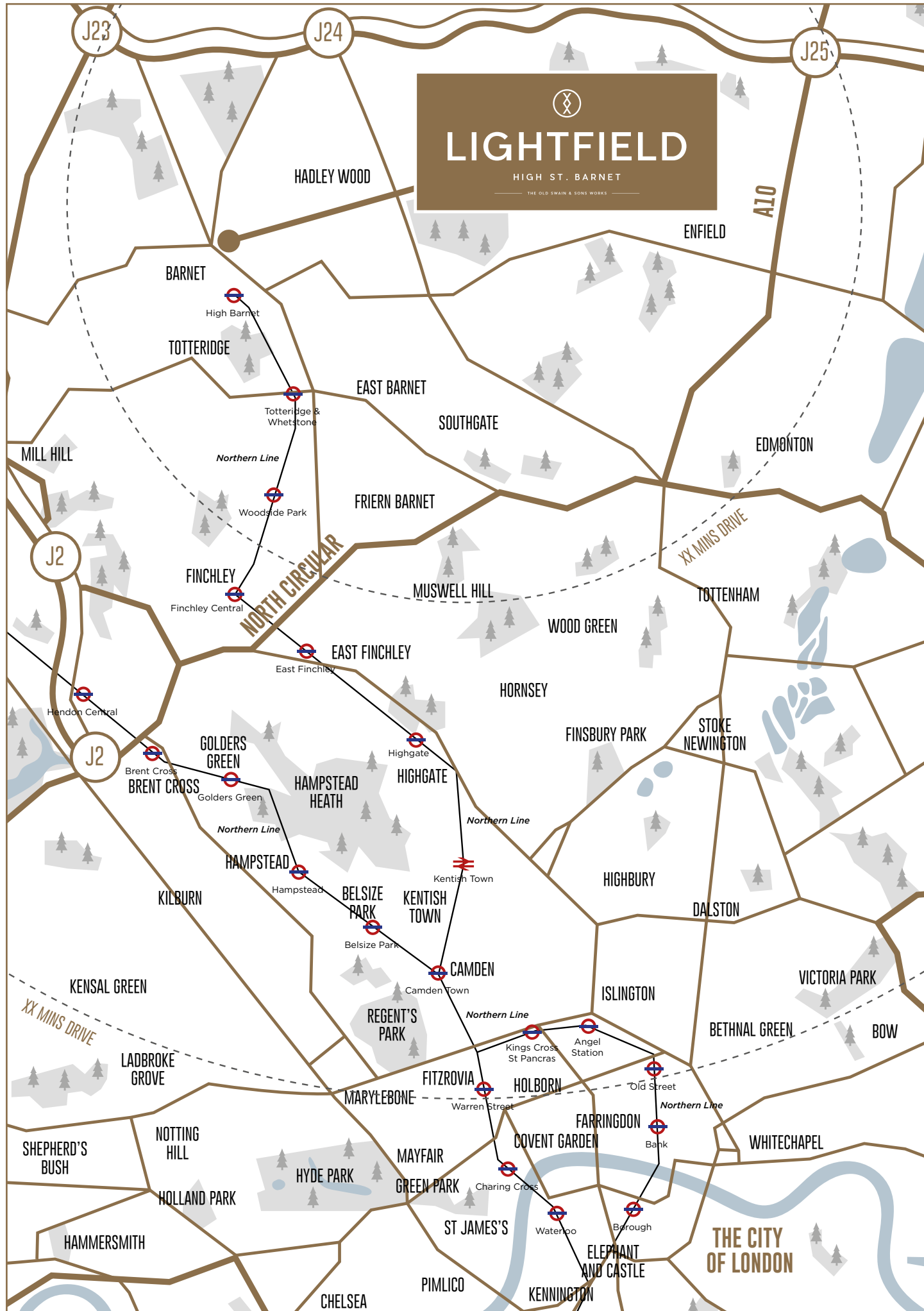


Travelling into the capital for work or pleasure couldn't be simpler, with High Barnet Underground Station just a 12-minute walk away. Frequent Northern Line trains connect you to King's Cross and St Pancras International in a little over half an hour and open up connections across London.

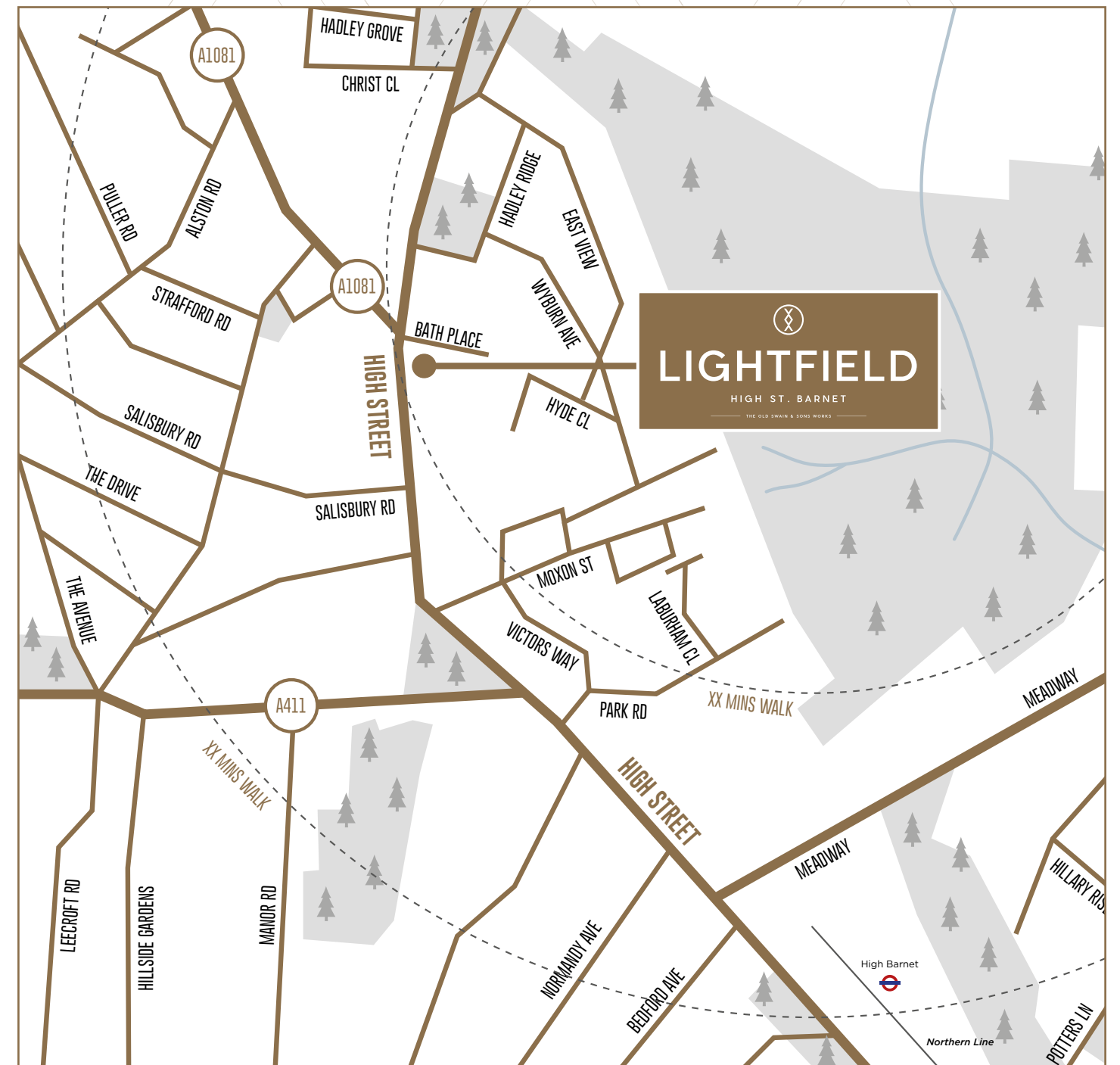


New Barnet overground station is less than two miles from Lightfield and from here you can be in Moorgate in 32 minutes or Welwyn Garden City in 19 minutes. Road links to the M25, M1 and A1 give excellent access to Central London and the North.





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 HOUSE



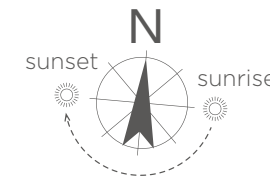
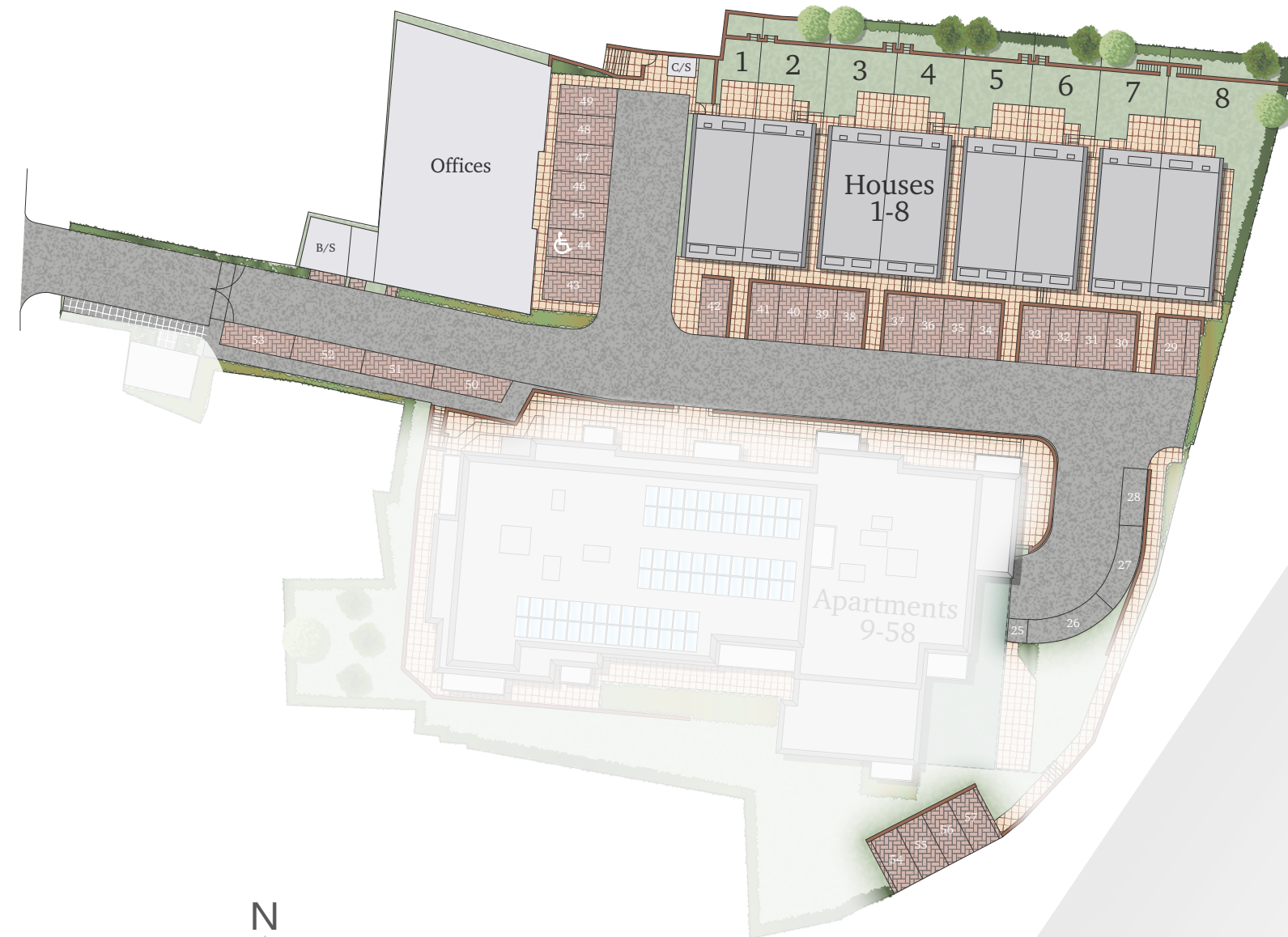
PREPARE TO BE IMPRESSED BY THE BEAUTIFUL CONTEMPORARY DESIGN OF YOUR NEW HOME AND THE SUPERIOR FINISHES IN EVERY ROOM.

Boasting stylish and practical layouts to maximise space and comfort, a stunning house 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 kitchen/dining space on the ground floor features integrated Siemens and Bosch appliances with sleek units. With ample room for a sofa as well as a dining table, this is the warm and welcoming hub of this family home. French doors open up onto the garden, making the ideal area for entertaining.

A dedicated study on the ground floor means you will always have space for home schooling or working from home. This room can also be utilised as a fourth bedroom. The large living room on the first floor has a feature balcony and is perfect for a cosy night in or for a film night with friends. There's a luxurious feel to the three double bedrooms too, with the master featuring a dressing room and an en-suite bathroom. Bedrooms two and three have ample-sized built-in wardrobes, ensuring you'll have more than enough storage space.

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



HOUSES 1, 2(h), 5 & 6(h)

FOUR BEDROOM

GROUND FLOOR

Kitchen/Family/Dining Area
6.20m x 4.61m 20'4" x 15'1"

Study/ Bedroom 4
2.92m x 2.39m 9'8" x 7'10"

FIRST FLOOR

Living Room
4.61m x 3.70m 15'1" x 12'2"

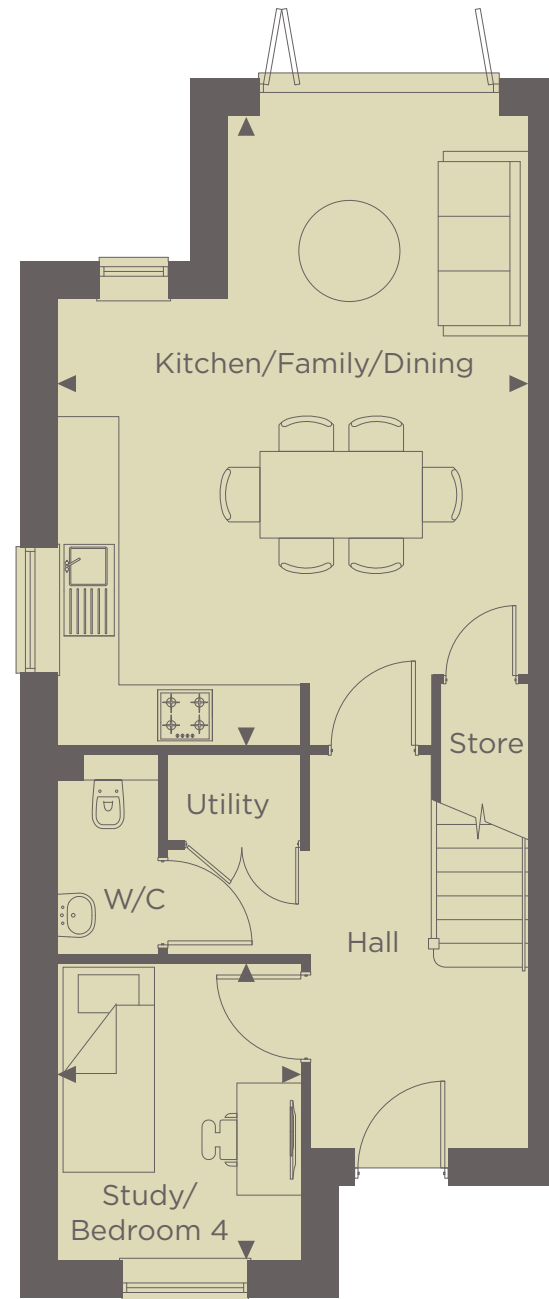
Bedroom 2
4.61m x 3.07m 15'1" x 10'1"

SECOND FLOOR

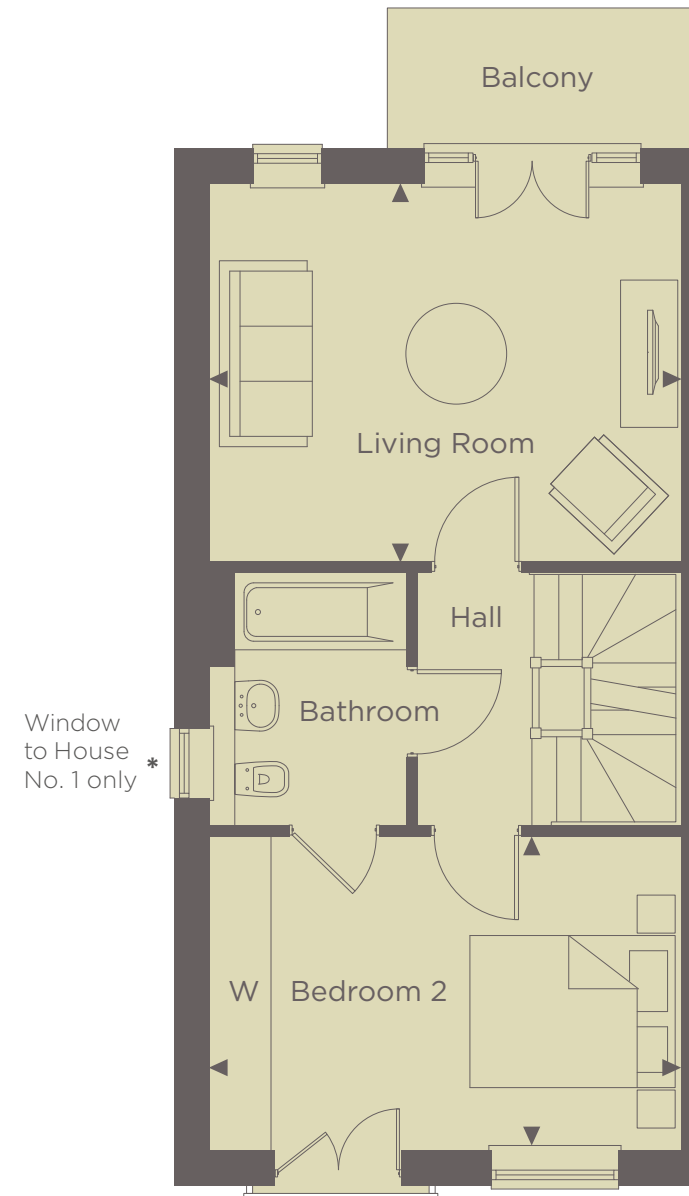
Master Bedroom
3.70m x 2.94m 12'2" x 5'2"

Bedroom 3
4.61m x 3.07m 15'1" x 10'1"

Total area
127.9m² 1,377 sq ft

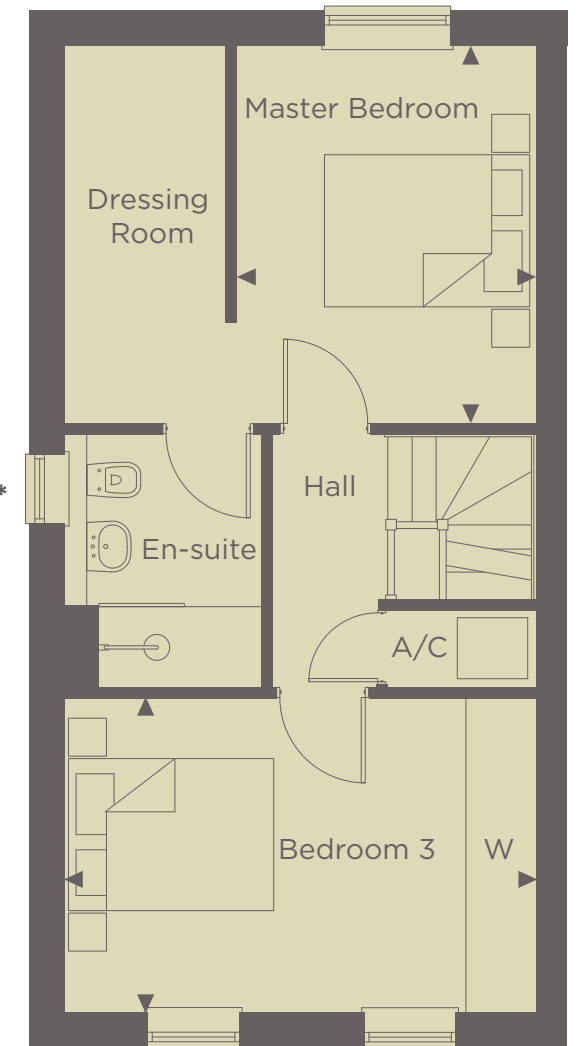


GROUND FLOOR

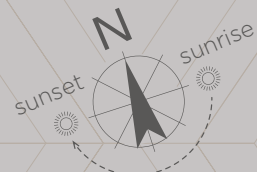


FIRST FLOOR

Window to House No. 1 only *



SECOND FLOOR



◀ 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. A/C denotes airing cupboard. E/S denotes en-suite. W/S denotes workstation. Please contact sales consultant for more information.



HOUSES 3, 4(h), 7 & 8(h)

FOUR BEDROOM

GROUND FLOOR

Kitchen/Family/Dining Area
6.20m x 4.61m 20'4" x 15'1"

Study/ Bedroom 4
3.20m x 2.39m 10'6" x 7'10"

FIRST FLOOR

Living Room
4.61m x 3.70m 15'1" x 12'2"

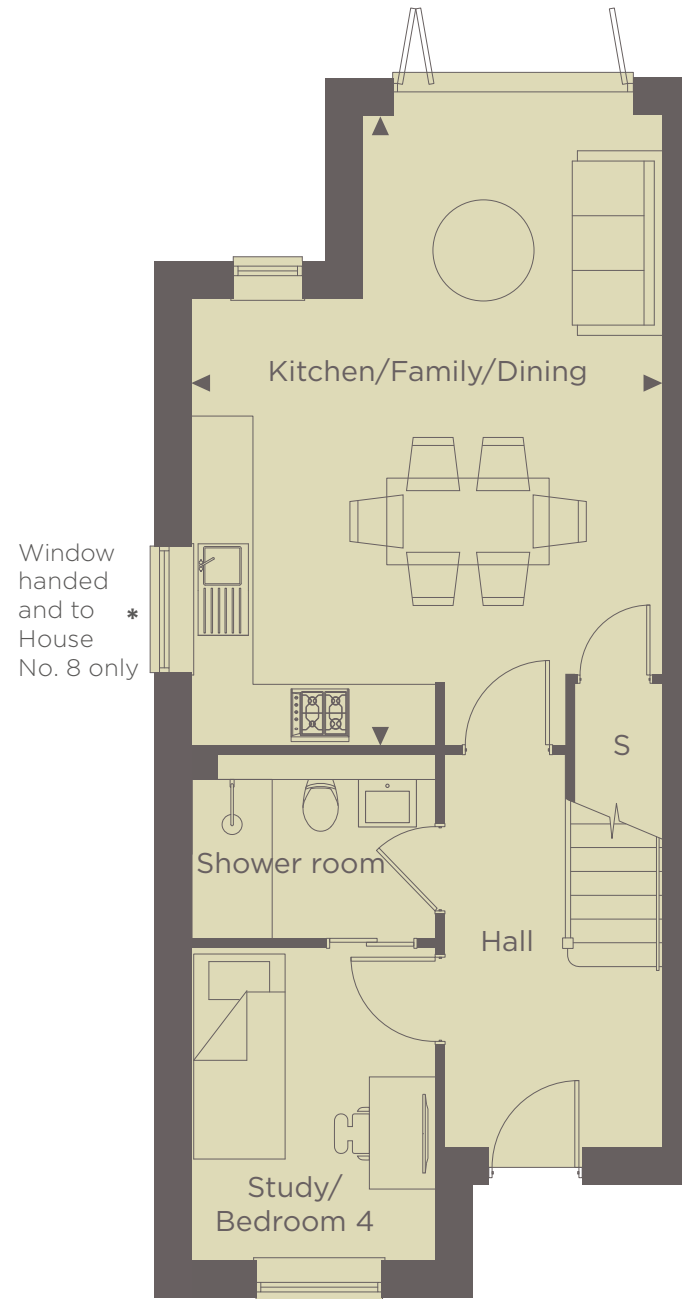
Bedroom 2
4.61m x 3.07m 15'1" x 10'1"

SECOND FLOOR

Master Bedroom
3.70m x 2.94m 12'2" x 5'2"

Bedroom 3
4.61m x 3.07m 15'1" x 10'1"

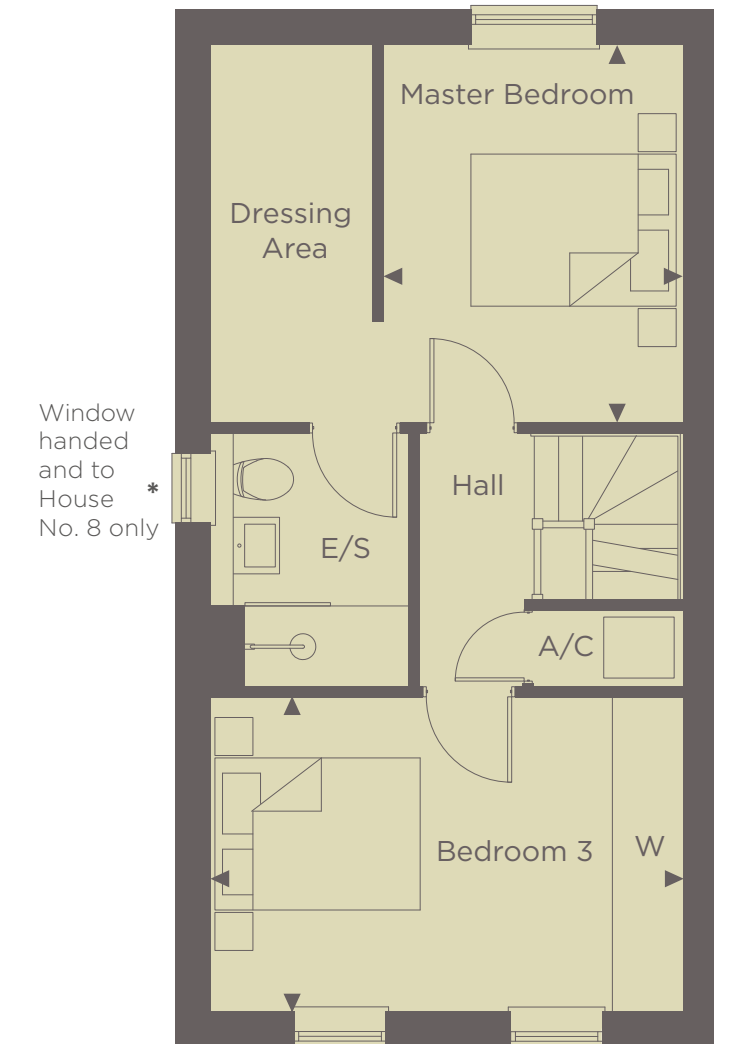
Total area
127.9m² 1,377 sq ft



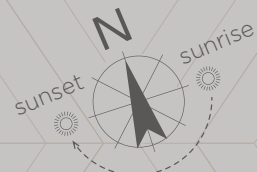
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



◀ 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. A/C denotes airing cupboard. E/S denotes en-suite. W/S denotes workstation. Please contact sales consultant for more information.



Show home photography from previous Shanly Homes show home.



INTERIOR

- Underfloor heating
- Valliant air source heat pump for energy efficiency
- 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 colour; Desert
- Chrome sockets and switches to ground and first floor
- 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
- 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
- Energy and water efficient kitchen appliances
- 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 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





Hillgrove House, Egdware.

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.



Clock Field, West Sussex.

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