



BROOKMANS  

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PLACE





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# *on the Cusp of* London

LESS THAN 30 MINUTES BY TRAIN FROM THE CAPITAL

Brookmans Park has a 'world apart' feel, thanks to a wealth of open space, comprising woodland, Hertfordshire farmland and golf courses. This is where you can stop, relax and take a breath of fresh air.

Brookman's Place is a new collection of contemporary 1 and

2 bedroom apartments perfectly placed to make the most of this natural bounty. Most have an open green outlook, yet the development is also within an easy walk of the village centre and station.

Outdoor life is definitely a local speciality. You can hone your skills on Brookmans Park Golf Club's

challenging 18-hole course, or marvel at the profusion of wild flowers in Gobions Wood. North Mymms Park, about three miles away, is ideal for energetic walks, and Hatfield House and Park, with its close connections to Elizabeth I, is an inspiring blend of nature and history.



# Your home

MODERN LIVING IN COUNTRY SPACE

**BROOKMANS PLACE** BRINGS COOL CONTEMPORARY DESIGN TO AN IDYLIC LOCATION. THESE THOUGHTFULLY DESIGNED, HIGHLY SPECIFIED 1 AND 2 BEDROOM APARTMENTS ALL HAVE THE BENEFIT OF A PRIVATE BALCONY, AND THE DEVELOPMENT IS SET WITHIN A GENEROUS AREA OF PRIVATE LANDSCAPED GARDENS.





# city & Country

YOU'RE CONNECTED TO BOTH

Brookmans Park has a genuine community atmosphere and a good selection of shops and places to enjoy leisure time. Local traders cover all the bases, and include supermarkets, butchers, bakers and a post office. There's gastropub dining at Brookman's, and spicier options at Bengal Paradise or China Red. You'll find more options for shopping and leisure in nearby St Albans and Hatfield.



01 - Hatfield | 02 - Welham Green | 03 - Brookmans Park | 04 - Potters Bar  
 01 - London Luton Airport | 02 - London Stansted | 03 - London Heathrow | 04 - London City







# Enjoy life

BRIGHT OPEN PLAN INTERIORS

Typical Kitchen. (For illustration purposes only)

THE FOCAL POINT OF YOUR HOME IS THE LARGE LIVING/KITCHEN/DINING AREA, OPENING ONTO A PRIVATE BALCONY OVERLOOKING THE GARDENS.



# a touch of luxury

STYLISH BATHROOMS AND ENSUITES

Typical Bathroom. (For illustration purposes only)

SMART CONTEMPORARY BATHROOM SUITES, TILING AND FLOORING, MEAN HOTEL-STANDARD BATHING AND SHOWERING EVERY DAY.



# it's *about* choice

PLANNED FOR YOUR LIFESTYLE

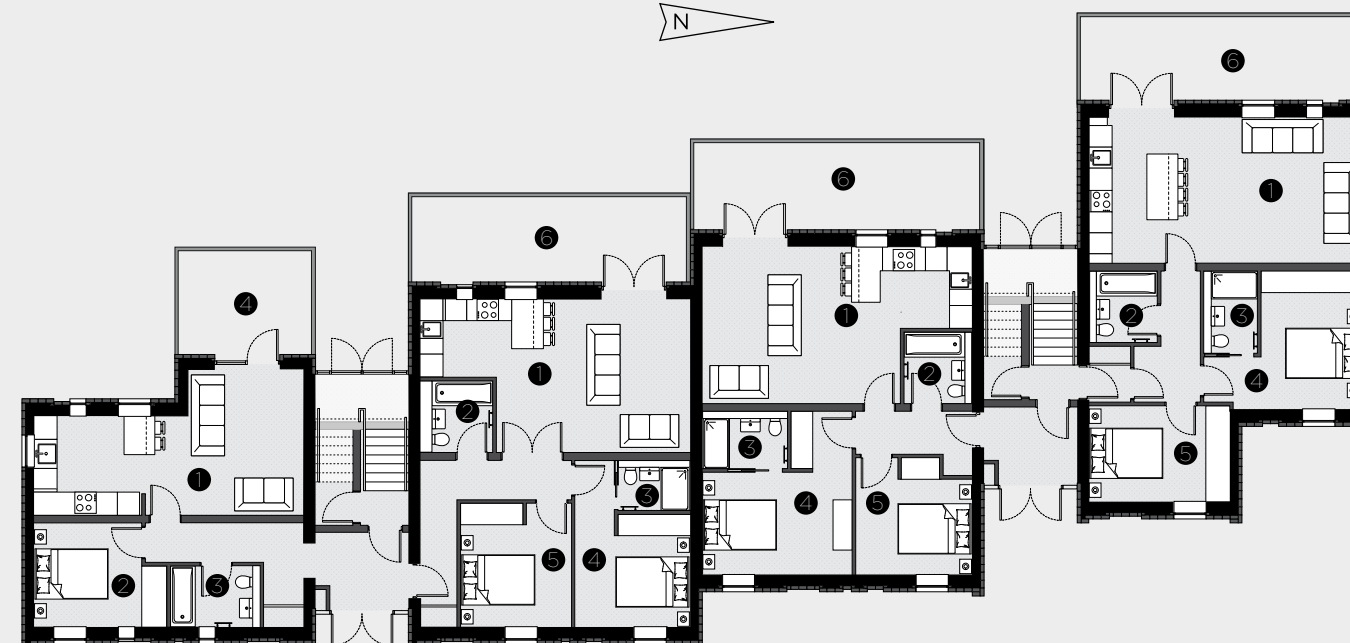


*Choose from a range of well-designed 1 & 2  
bedroom apartments. All feature open plan  
living space, with en-suite facilities to the master  
bedroom of the 2 bedroom apartments.*



# G

GROUND FLOOR



## block ONE 619 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.0m
2. BEDROOM 1  
3.7m x 3.0m
3. BATHROOM  
2.4m x 1.8m
4. TERRACE  
11.7 sq m

## block TWO 924 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.3m
2. BATHROOM  
2.1m x 2.1m
3. EN-SUITE  
2.1m x 1.5m
4. BEDROOM 1  
3.4m x 4.6m
5. BEDROOM 2  
3.0m x 3.4m
6. TERRACE  
19.8 sq m

## block THREE 990 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.3m
2. BATHROOM  
1.8m x 2.1m
3. EN-SUITE  
2.4m x 1.5m
4. BEDROOM 1  
4.3m x 4.6m
5. BEDROOM 2  
3.4m x 3.4m
6. TERRACE  
20.6 sq m

## block FOUR 861 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.0m
2. BATHROOM  
1.8m x 2.1m
3. EN-SUITE  
1.5m x 2.4m
4. BEDROOM 1  
2.7m x 4.0m
5. BEDROOM 2  
4.0m x 2.7m
6. TERRACE  
20.6 sq m

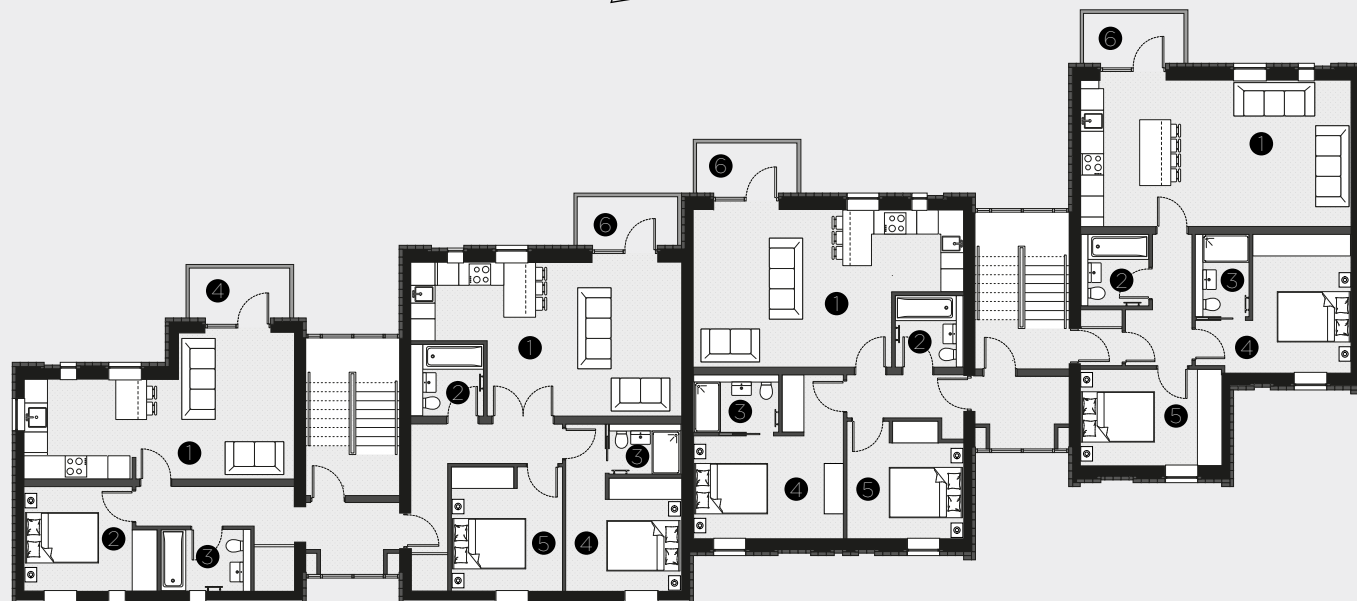
\* Approximate area

GROUND



# 1

## FIRST FLOOR



### block ONE 542 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.0m
2. BEDROOM 1  
3.7m x 3.0m
3. BATHROOM  
2.4m x 1.8m
4. TERRACE  
4.5 sq m

### block TWO 759 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.3m
2. BATHROOM  
2.1m x 2.1m
3. EN-SUITE  
2.1m x 1.5m
4. BEDROOM 1  
3.4m x 4.6m
5. BEDROOM 2  
3.0m x 3.4m
6. TERRACE  
4.4 sq m

### block THREE 817 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.3m
2. BATHROOM  
1.8m x 2.1m
3. EN-SUITE  
2.4m x 1.5m
4. BEDROOM 1  
4.3m x 4.6m
5. BEDROOM 2  
3.4m x 3.4m
6. TERRACE  
4.5 sq m

### block FOUR 696 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.0m
2. BATHROOM  
1.8m x 2.1m
3. EN-SUITE  
1.5m x 2.4m
4. BEDROOM 1  
2.7m x 4.3m
5. BEDROOM 2  
4.0m x 2.7m
6. TERRACE  
4.5 sq m

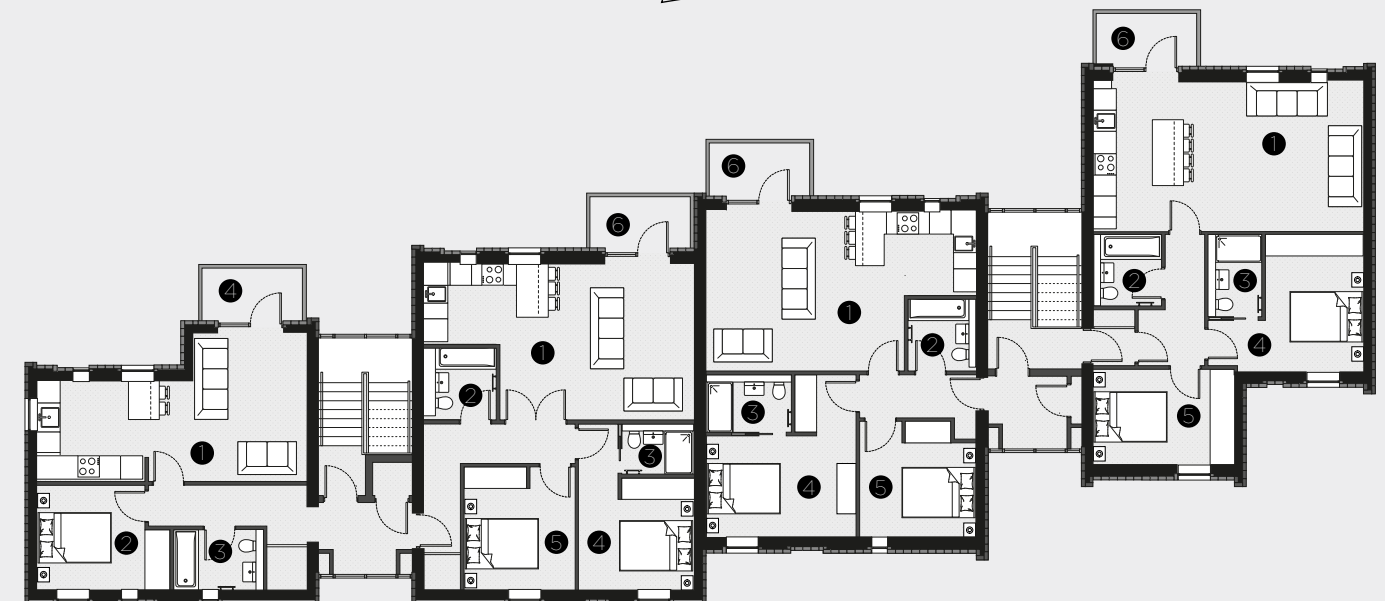
\* Approximate area

FIRST



# 2

## SECOND FLOOR



### block ONE 566 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.3m
2. BEDROOM 1  
3.7m x 3.0m
3. BATHROOM  
2.4m x 1.8m
4. TERRACE  
4.5 sq m

### block TWO 759 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.3m
2. BATHROOM  
2.1m x 2.1m
3. EN-SUITE  
2.1m x 1.5m
4. BEDROOM 1  
3.4m x 4.6m
5. BEDROOM 2  
3.0m x 3.4m
6. TERRACE  
4.4 sq m

### block THREE 842 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.6m
2. BATHROOM  
1.8m x 2.1m
3. EN-SUITE  
2.4m x 1.5m
4. BEDROOM 1  
4.3m x 4.6m
5. BEDROOM 2  
3.4m x 3.4m
6. TERRACE  
4.5 sq m

### block FOUR 721 sq ft \*

1. KITCHEN / LIVING  
7.6m x 4.3m
2. BATHROOM  
1.8m x 2.1m
3. EN-SUITE  
1.5m x 2.4m
4. BEDROOM 1  
2.7m x 4.3m
5. BEDROOM 2  
4.0m x 2.7m
6. TERRACE  
4.5 sq m

\* Approximate area

SECOND



above all

IT'S THE DETAILS THAT COUNT

## Specification

### KITCHEN

- Laser soft anti slip mat Pearl Grey or Natural White carcasses
- All handleless carcasses and drawers
- Smeg integrated column 70-30 fridge freezer A+ built-in
- Smeg Linea multifunctional maxi oven stainless steel
- Smeg 60cm Cucina straight edge glass induction hob Black Glass
- Smeg 60cm telescopic hood including front panel
- Smeg Cucina microwave oven stainless steel
- Smeg 60cm fully integrated dishwasher built-in
- Smeg 60cm Cucina fully integrated washer dryer 7kg AA rated built-in
- Stainless steel sink with chrome mixer tap
- LED strip lighting
- 12mm Quartz - Unistone Bianco Assoluto (White)
- 12mm Quartz - Compac Ceniza (Light Grey)
- 12mm Quartz - Silestone Gris Expo (Dark Grey)
- Tinted mirror splashbacks

### SECURITY & ELECTRICAL

- Mains operated smoke detectors
- Security alarm
- High performance aluminium double glazed lockable windows
- BT, TV & satellite points in principle rooms wall mounted
- Pre-wired for Sky Plus
- Recessed downlighters
- LED mood lighting

### BATHROOMS & EN-SUITES

- Contemporary White sanitaryware
- Ceiling mounted ultra slim rain shower head 240mm
- 2 way chrome thermostatic shower valve
- Walk in showers
- 1700x750 baths
- Chrome single tap lever to basin
- Vanity unit under sink Matt Anthracite Grey
- Nexus Pearl Natural rectified 60x60 floor tiles
- Nexus Glaciar rectified 60x120 wall tiles
- Hexagon Stone Glass White Gloss mosaic feature
- Extractor fan
- Anthracite Grey solo tubular x3 towel rail
- Full height feature mirror
- LED mood lighting

### BEDROOMS

- Wardrobes to master bedroom

### FLOORING

- 25mm Arctic Grey carpets in bedrooms
- Moduleo Impress Castle Oak flooring in kitchen/living room and entrance hall laid at 45 degrees in Chevron pattern
- 60x60 Nexus Pearl rectified floor tiles bathrooms and en-suites

### HEATING

- Energy efficient central heating system

### GENERAL

- Allocated parking to each apartment
- Bicycle store
- Impressive communal entrances
- 10 year Premier Guarantee
- Video entry phone
- Terraces to ground floor units and balconies to upper floors

## Sales



For sales enquiries please call

020 8370 3999

Lanes New Homes,  
7 Savoy Parade,  
Southbury Road,  
Enfield EN1 1RT  
saleslondon@lanesnewhomes.co.uk  
LANESNEWHOMES.CO.UK

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