

21

TWENTYONE

STATION ROAD NEW BARNET



# 21

STATION ROAD NEW BARNET



## TWENTYONE – A COLLECTION OF 48 CONTEMPORARY ONE AND TWO BEDROOM APARTMENTS

TwentyOne – centrally located on one of New Barnet’s most prominent roads – is a stylish and exciting new development of 48 one and two-bedroom apartments. Offering an ideal combination of contemporary living and convenience, this impressive building features elegant design and incredible attention to detail.

Spearheaded by Quinata Property Group, the contemporary scheme has been designed to incorporate high specification throughout. The individually designed units feature chic, fully fitted bathrooms and a high-gloss kitchen complete with integrated appliances. Residents will also benefit from two lifts within the block, cycle storage, as well as one allocated parking space per apartment. Security is paramount with secure entry gates as well as CCTV monitoring.

Positioned close to excellent transport links, local amenities and open countryside, TwentyOne provides the perfect home for those looking to enjoy the best of both worlds.

21

# LOCATION

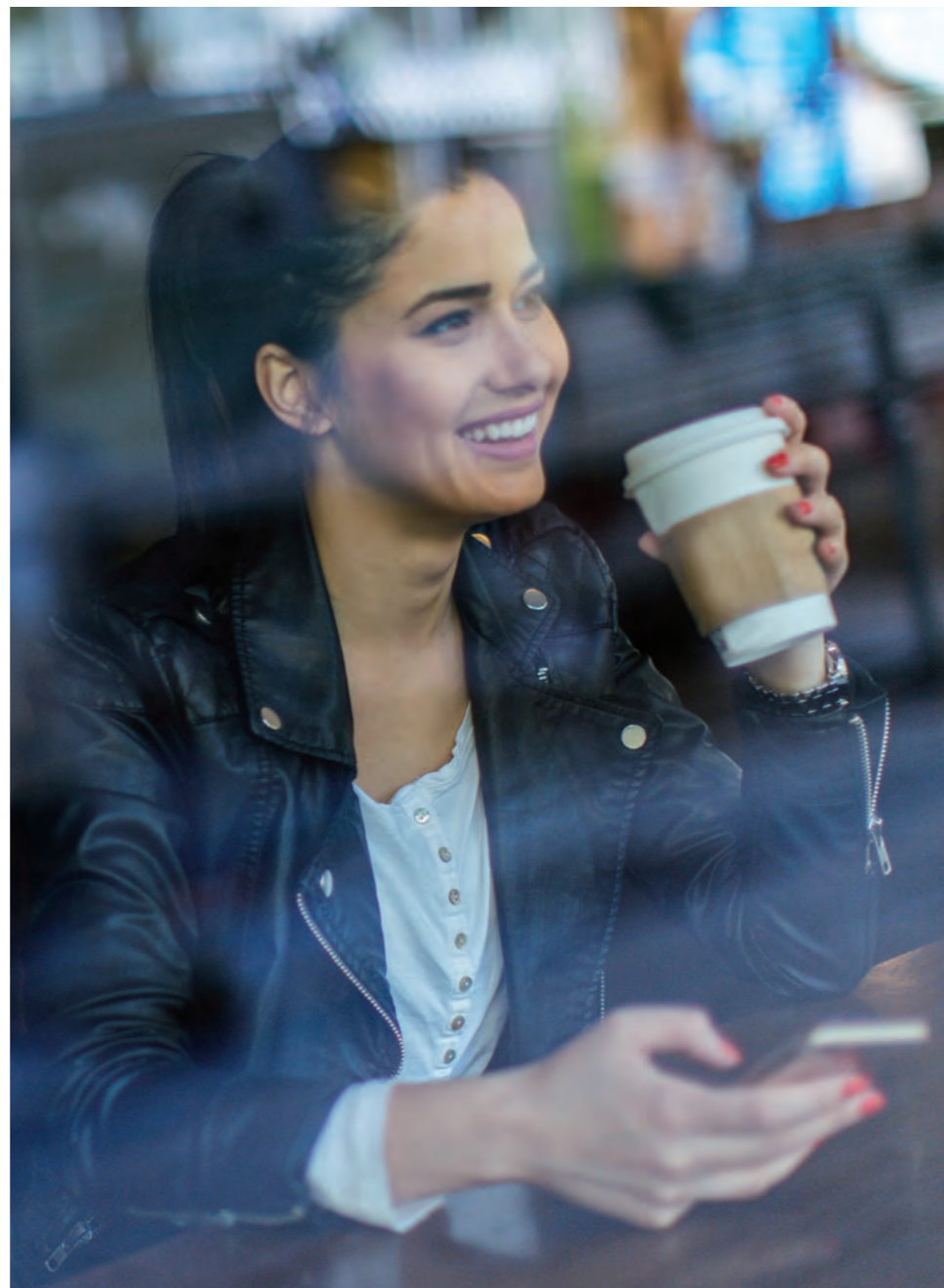
## WHERE THE URBAN LANDSCAPE BLENDS INTO THE LEAFY BORDERS OF HERTFORDSHIRE

Located on the edge of north London, Barnet is renowned as an area that provides a laidback lifestyle. Emulating the atmosphere of a country town, it benefits from excellent transport links into Central London, ultimately offering residents a country lifestyle with easy access to the sights and sound of the City.

The Spires Shopping Centre is the area's foremost shopping destination. Located off the high street it features a Waitrose and Carluccio's, as well as a range of independent stores and cafés. The newly opened Everyman cinema caters to film lovers, while the area's various high-end restaurants offer the perfect night out for those seeking a vibrant, cosmopolitan atmosphere.

Barnet lies within easy reach of the Hertfordshire countryside and offers countless opportunities for residents to enjoy outdoor activities and green spaces. While the area boasts rural appeal, it also features convenient transport links. High Barnet is the final stop on the Northern Line, with a journey to Leicester Square taking approximately 40 minutes. Train services run from Hadley Wood, New Barnet and Oakleigh Park to King's Cross and Moorgate.

Perfectly suited to family living, the excellent schools in Barnet cater to a range of educational requirements and include Christ Church CE Primary School, St Catherine's Catholic Primary School, Queen Elizabeth's School, and JcoSS, amongst others.



NORTHERN LINE 	OVERGROUND 
 HIGH BARNET	 NEW BARNET
 CAMDEN TOWN 23 MINS	 ALEXANDRA PALACE 8 MINS
 EUSTON  26 MINS	 FINSBURY PARK  16 MINS
 KING'S CROSS / ST PANCRAS  28 MINS	 KING'S CROSS / ST PANCRAS  18 MINS
 OXFORD CIRCUS 31 MINS	 Highbury & Islington  20 MINS
 OLD STREET  33 MINS	 OLD STREET  23 MINS
 BANK 36 MINS	 MOORGATE  27 MINS

Travel times taken from [www.tfl.gov.uk](http://www.tfl.gov.uk) travelling at peak time.



# LONDON



## TWENTYONE IS CENTRALLY LOCATED AND OFFERS RESIDENTS EASY ACCESS TO EXCELLENT TRANSPORT LINKS

Within walking distance of New Barnet rail and High Barnet Underground stations, it is perfectly suited to commuters and lies 10 miles from the centre of London.

A journey from New Barnet rail station to King's Cross or Moorgate takes under half an hour. High Barnet Underground station (Northern Line) is less than a mile away and, by road, the North Circular (A406) and the M25 are a short drive from the development. The result for home owners is an easy commute to the City, whilst still being within easy reach of the local countryside.

# SPECIFICATION

## KITCHEN

- High gloss handleless units with soft closure (Flint grey colour)
- White stone worktop
- Toughened glass splash back (available as an upgrade)
- Under unit LED lights
- Stainless steel under mount kitchen sink
- Chrome kitchen tap single mixer
- Neff appliances including fully integrated fridge/freezer, washer/dryer, ceramic hob, single oven and chimney hood

## BATHROOM SUITES

- Saneux bath with glass shower screen and fixed shower head
- Walnut vanity unit with incorporated basin
- Back to wall WC
- Heated towel rail
- Fully tiled porcelain walls and floor

## EN-SUITE SHOWER ROOM (TO SELECT APARTMENTS)

- Space saver basin
- Shower with bi-fold doors
- Shallow pan WC
- Fully tiled porcelain walls and floor

## EXTERNAL

- External balconies to select two bedroom apartments
- Allocated car parking spaces
- Cycle storage
- Security entrance gates
- Security CCTV monitoring
- Video entry phone system
- External ambient lighting and landscaped zones
- Existing unique architecturally designed building of local merit

## GENERAL

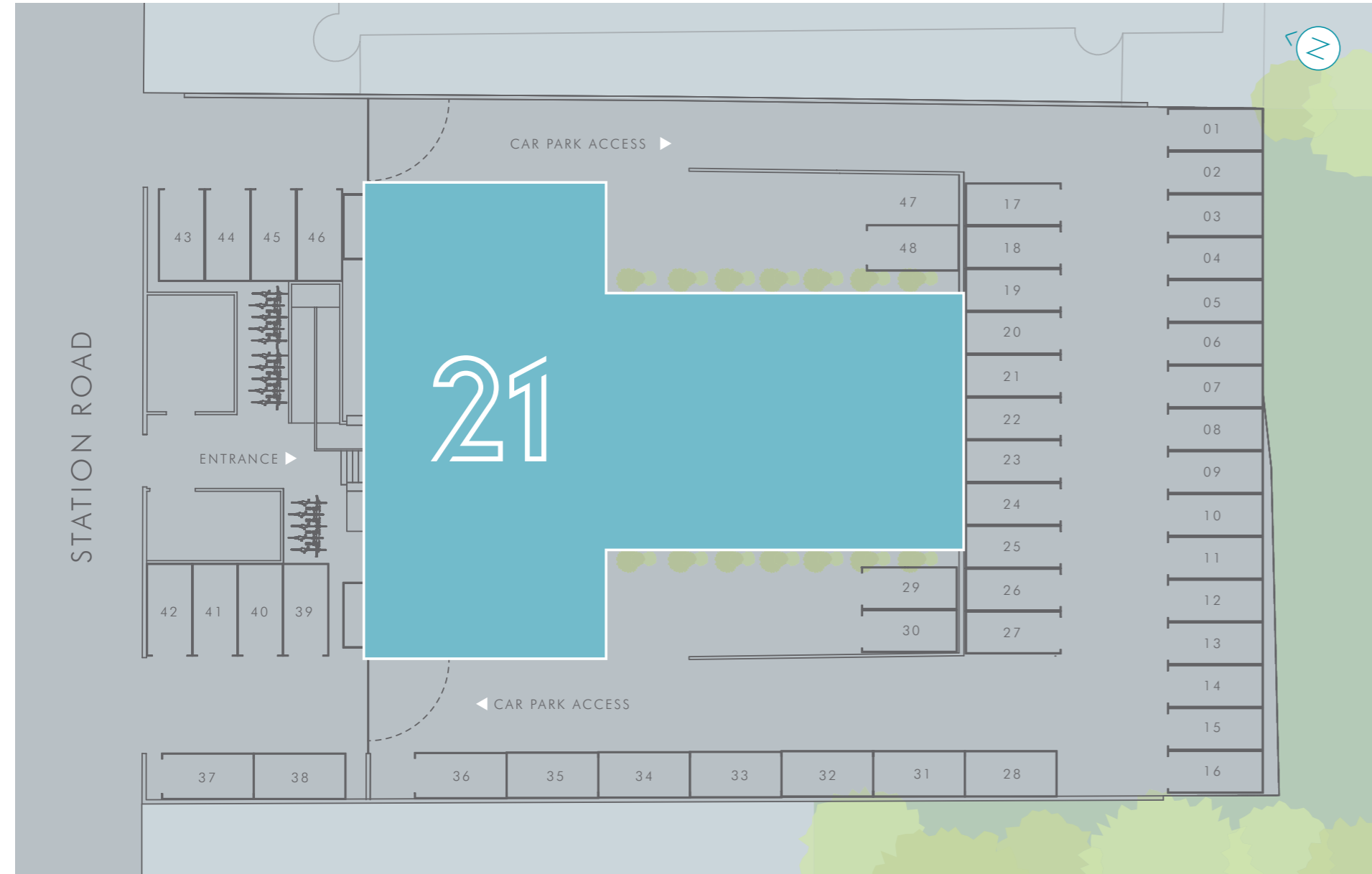
- Highly efficient electrical boilers with heating distributed by radiators
- Pre-wired for broadband and Sky connectivity
- Brushed chrome switches, sockets and handles
- White square skirtings and architrave
- LED spot lights throughout
- Oak engineered floor to entrance hall, living room and kitchen areas
- Luxury carpet to bedrooms
- Two passenger lifts with access to all floors
- High efficient smart window systems
- High performance external wall thermal installation

## WARRANTY

- BLPSecure 10 year warranty



# SITE PLAN



Parking arrangements/external layout may be subject to change.

# GROUND FLOOR



■ 1 BEDROOM APARTMENT  
■ 2 BEDROOM APARTMENT

**APT 01**

Kitchen / Living	6.00m x 4.62m	19'8" x 15'2"
Bedroom One	4.80m x 3.35m	15'9" x 10'12"
Bedroom Two	4.80m x 3.90m	15'9" x 12'9"

**APT 02**

Kitchen / Living	5.75m x 3.81m	18'10" x 12'6"
Bedroom One	3.83m x 3.84m	12'7" x 12'7"
Bedroom Two	3.85m x 2.40m	12'8" x 7'11"

**APT 03**

Kitchen / Living	2.95m x 4.94m	9'8" x 16'2"
Bedroom	4.31m x 3.09m	14'2" x 10'2"

**APT 04**

Kitchen / Living	6.30m x 4.94m	20'8" x 16'2"
Bedroom	2.43m x 4.94m	7'12" x 16'2"

**APT 05**

Kitchen / Living	4.30m x 6.01m	14'1" x 19'8"
Bedroom One	3.45m x 4.02m	11'4" x 13'2"
Bedroom Two	2.15m x 4.03m	7'0" x 13'3"

**APT 06**

Kitchen / Living	4.05m x 6.01m	13'3" x 19'8"
Bedroom One	3.25m x 4.03m	10'8" x 13'3"
Bedroom Two	2.46m x 3.05m	8'1" x 9'12"

**APT 07**

Kitchen / Living	6.01m x 5.04m	19'8" x 16'6"
Bedroom	2.90m x 4.47m	9'6" x 14'8"

**APT 08**

Kitchen / Living	5.70m x 5.04m	18'8" x 16'6"
Bedroom	2.77m x 3.88m	9'1" x 12'9"

## FIRST FLOOR



**APT 09**

Kitchen / Living	6.00m x 4.62m	19'8" x 15'2"
Bedroom One	4.80m x 3.35m	15'9" x 10'12"
Bedroom Two	4.80m x 3.90m	15'9" x 12'9"

**APT 10**

Kitchen / Living	5.75m x 3.81m	18'10" x 12'6"
Bedroom One	3.83m x 3.84m	12'7" x 12'7"
Bedroom Two	3.85m x 2.40m	12'7" x 7'11"

**APT 11**

Kitchen / Living	2.95m x 4.94m	9'8" x 16'2"
Bedroom	4.31m x 3.09m	14'1" x 10'2"

**APT 12**

Kitchen / Living	6.30m x 4.94m	20'8" x 16'2"
Bedroom	2.43m x 4.94m	7'12" x 16'2"

**APT 13**

Kitchen / Living	4.30m x 6.01m	14'1" x 19'8"
Bedroom One	3.45m x 4.02m	11'4" x 13'2"
Bedroom Two	2.15m x 4.03m	7'1" x 13'3"

**APT 14**

Kitchen / Living	4.05m x 6.01m	13'3" x 19'8"
Bedroom One	3.25m x 4.03m	10'8" x 13'3"
Bedroom Two	2.46m x 3.05m	8'1" x 6'1"

**APT 15**

Kitchen / Living	5.55m x 6.27m	18'3" x 20'7"
Bedroom	2.90m x 4.47m	9'6" x 14'8"

**APT 16**

Kitchen / Living	6.00m x 4.62m	19'8" x 15'2"
Bedroom One	4.30m x 3.25m	14'1" x 10'8"
Bedroom Two	2.95m x 3.80m	9'8" x 12'6"

## SECOND, THIRD AND FOURTH FLOORS



**APT 17 / 25 / 33**

Kitchen / Living	6.00m x 4.62m	19'8" x 15'2"
Bedroom One	4.80m x 3.35m	15'9" x 10'12"
Bedroom Two	4.80m x 3.90m	15'9" x 12'9"

**APT 18 / 26 / 34**

Kitchen / Living	5.75m x 3.81m	18'10" x 12'6"
Bedroom One	3.83m x 3.84m	12'7" x 12'7"
Bedroom Two	3.85m x 2.40m	12'8" x 7'11"

**APT 19 / 27 / 35**

Kitchen / Living	2.95m x 4.94m	9'8" x 16'2"
Bedroom	4.31m x 3.09m	14'2" x 10'2"

**APT 20 / 28 / 36**

Kitchen / Living	6.30m x 4.94m	20'8" x 16'2"
Bedroom	2.43m x 4.94m	7'12" x 16'2"

**APT 21 / 29 / 37**

Kitchen / Living	4.30m x 6.01m	14'1" x 19'8"
Bedroom One	3.45m x 4.02m	11'4" x 13'2"
Bedroom Two	2.15m x 4.03m	7'1" x 13'3"

**APT 22 / 30 / 38**

Kitchen / Living	4.05m x 6.01m	13'3" x 19'8"
Bedroom One	3.23m x 4.03m	10'8" x 13'3"
Bedroom Two	2.46m x 3.05m	8'1" x 9'12"

**APT 23 / 31 / 39**

Kitchen / Living	5.55m x 6.27m	18'3" x 20'7"
Bedroom	2.90m x 4.47m	9'6" x 14'8"

**APT 24 / 32 / 40**

Kitchen / Living	6.00m x 4.62m	19'8" x 15'2"
Bedroom One	4.30m x 3.25m	14'1" x 10'8"
Bedroom Two	2.95m x 3.80m	9'8" x 12'6"



### CURRENT QUINATA PROJECTS



### ABOUT QUINATA

Quinata Property Group has grown from strength to strength acquiring and developing over 1,000 homes and apartments into a vast portfolio across the UK, with hundreds more currently under construction.

Quinata are renowned for an unrivalled attention to design and detail, teamed with a superior level of finish and specification compared to the market's competition, giving every development a distinctive edge.





**21** STATION ROAD  
NEW BARNET  
HERTFORDSHIRE EN5 1PH

SALES ENQUIRIES 020 8954 8626

[newhomes@prestonbennett.co.uk](mailto:newhomes@prestonbennett.co.uk)



GENERAL DISCLAIMER

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.

Designed by Fresh Lemon