

THE

VESPER

COCKFOSTERS



Welcome to The Vespers

A stylish new address for Cockfosters

The Vespers is an exciting new collection of one, two and three bedroom apartments in well-connected Cockfosters, offering stylish and spacious open-plan living.

Each of these beautifully designed apartments benefits from plentiful natural light, high quality contemporary kitchens and bathrooms, secure parking and a private garden or terrace – all in a great location.



Computer generated image is indicative only



A desirable location



A location that offers green spaces, entertainment and great transport links

Minutes from Cockfosters' shopping and dining
The Vespers brings you closer to everything the local area
has to offer.

For green spaces, there's Trent Park, Hadley Common and
a choice of golf courses. Plus, with Cockfosters Station just
minutes away, and on a direct bus route, travelling into
central London and beyond is easy too.

Nearby High Barnet offers a greater selection of shops
and restaurants, Spires Shopping Centre and an Everyman
Cinema. Brent Cross is close by and there's convenient
access to the M25 and the North Circular.

Travel connections



0.6 miles

Cockfosters station

0.8 miles

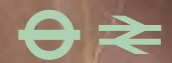
Hadley Common

1.4 miles

Trent Country Park

1.5 miles

Hadley Wood Station



25 mins

Finsbury Park

31 mins

Moorgate

33 mins

London King's Cross

39 mins

Covent Garden

Travel times and distances taken from Google Maps, TfL and National Rail.





Internal finishes

- Solid feature doors
- Engineered wood flooring to the hallways and living areas
- Carpet to all bedrooms
- Painted ceilings and walls throughout

Kitchen/family area

- Fully fitted designer kitchens
- Quartz composite work top with upstand and hob splash
- Bosch appliances
- 3-1 boiling tap
- LED lighting under cabinets

Bathrooms

- Fully fitted with Duravit sanitaryware
- Hansgrohe taps and shower valves
- Glass shower screen
- Porcelain tiles to floors and walls
- Heated towel rails
- Heated mirrors to all bathrooms

Plumbing and heating

- Energy efficient boilers to all apartments
- Underfloor heating throughout

Electrical

- Wired throughout for Sky Q
- Low energy lighting throughout
- Downlighters to kitchens and bathrooms
- Pendants to living room and bedrooms
- Two way lighting to bedrooms
- USB sockets to bedrooms and living areas
- Heatmiser thermostats

Security and safety features

- All apartments are fitted with sprinkler system
- 10 Year New Home Warranty provided by Q Assure
- "Secure by design" windows and doors
- Provision for a wireless alarm

Common areas

- Carpet to all common areas
- Tiled floor to the main entrance
- Communal plant area to the ground floor
- Secure allocated gated parking for all apartments
- Selection of electric car charge stations
- Secure ground floor storage for each apartment
- Entryphone London door entry system
- Solar PV powered common area lighting



Ground floor



Apartment 1

Living Room/Kitchen	
5.78m x 5.11m	18'9" x 16'7"
Bedroom 1	
3.92m x 3.70m	12'8" x 12'1"
Bedroom 2	
4.55m x 2.88m	14'9" x 9'4"

Apartment 2

Living Room/Kitchen	
8.32m x 3.73m	27'2" x 12'2"
Bedroom 1	
4.16m x 3.45m	13'6" x 11'3"

Apartment 3

Living Room/Kitchen	
6.61m x 4.16m	21'6" x 13'6"
Bedroom 1	
4.15m x 2.89m	13'6" x 9'4"
Bedroom 2	
3.65m x 3.58m	11'9" x 11'7"

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First floor



Apartment 4

Living Room / Kitchen	
6.32m x 4.55m	21'9" x 11'1"
Bedroom 1	
3.88m x 2.92m	12'9" x 9'7"
Bedroom 2	
3.57m x 2.95m	11'9" x 9'8"
Bedroom 3	
3.57m x 2.33m	11'9" x 7'8"

Apartment 5

Living Room / Kitchen	
6.41m x 4.19m	21'0" x 13'7"
Bedroom 1	
4.16m x 2.76m	13'6" x 9'0"
Bedroom 2	
3.82m x 3.73m	12'5" x 12'2"

Apartment 6

Living Room / Kitchen	
6.61m x 4.16m	21'7" x 13'6"
Bedroom 1	
4.15m x 3.69m	13'6" x 12'1"
Bedroom 2	
4.48m x 3.65m	14'7" x 11'9"

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Second floor



Apartment 7

Living Room / Kitchen	
6.32m x 4.55m	21'9" x 11'1"
Bedroom 1	
3.88m x 2.92m	12'9" x 9'7"
Bedroom 2	
3.57m x 2.95m	11'9" x 9'8"
Bedroom 3	
3.57m x 2.33m	11'9" x 7'8"

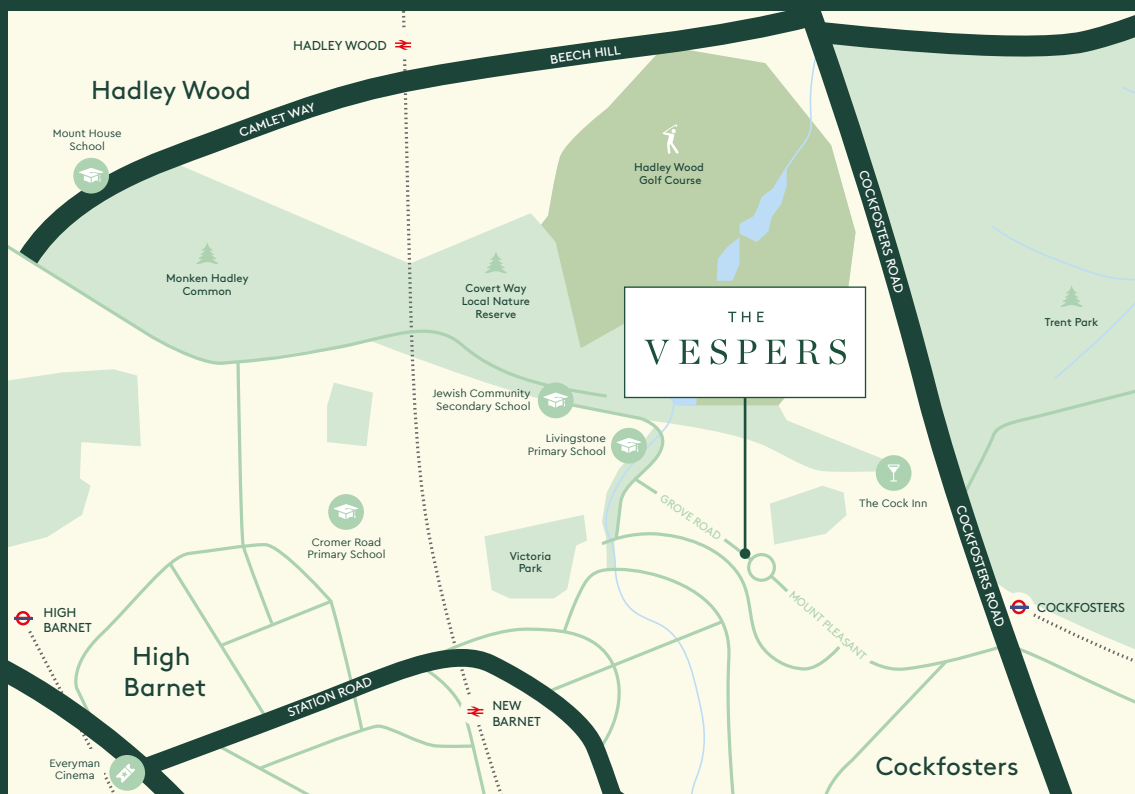
Apartment 8

Living Room / Kitchen	
6.41m x 4.16m	21'0" x 13'7"
Bedroom 1	
4.16m x 3.15m	13'6" x 10'3"
Bedroom 2	
4.16m x 2.76m	13'6" x 9'0"

Apartment 9

Living Room / Kitchen	
6.61m x 4.16m	21'7" x 13'6"
Bedroom 1	
4.15m x 3.69m	13'6" x 12'1"
Bedroom 2	
4.48m x 3.65m	14'7" x 11'9"

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